

OFFICE



WESTPORT
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westportproperty.co.uk

Laurel Bank House 2 Dudhope Street, Dundee, DD3 6JA

CITY CENTRE OFFICE ACCOMMODATION

Size: 1,402 Sq Ft (130.25 Sq M)

✦ GROUND & BASEMENT FLOOR LEVELS

Rent: £15,000 Per Annum

✦ 2 CAR PARKING SPACES AVAILABLE

Tenure: To Let

✦ OFFERS TO PURCHASE THE WHOLE BUILDING
MAY BE CONSIDERED

TO LET

DUNDEE, DD3 6JA

£15,000 PER ANNUM

Location

The premises are situated a short distance to the north of Dundee city centre at the corner of Laurel Bank and Dudhope Street at their junction with Constitution Road.

This is a popular location for office occupiers with neighbouring properties a good mix of commercial and residential.

Description

The subjects comprise the ground floor and basement of a substantial two storey, attic and basement, detached Category B Listed building of traditional sandstone wall construction.

Set within its own grounds extending to 0.2 acres, the subjects provide an attractive garden area and private parking. A stone built boundary wall surrounds the grounds.

Internally, the property provides cellular office accommodation and ancillary kitchen, storage and toilet facilities at both floor levels. The premises are fitted out to an excellent standard including carpeted flooring, fluorescent lighting supplemented by ample natural, and a gas central heating system.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:

Description	Area (Sq M)	Area (Sq Ft)
Total	130.25	1,402

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £15,000 per annum.

Business Rates

Rateable Value: £10,900

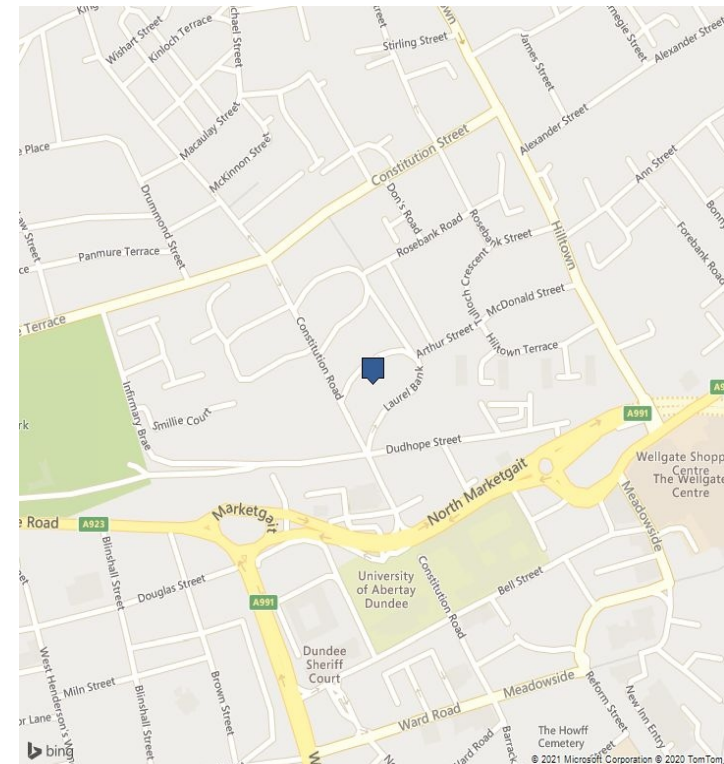
Occupiers may qualify for up to 100% rates relief under the terms of the Small Business Bonus Scheme, subject to meeting qualifying criteria.

Entry Timescale

Immediately following successful conclusion of legals.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.



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