



WESTPORT
PROPERTY
CHARTERED SURVEYORS

01382 225517

westportproperty.co.uk

11 South Tay Street, Dundee, DD1 1NU

CITY CENTRE OFFICE ACCOMMODATION

Size: 836 - 2,456 Sq Ft (77.66 - 228.16 Sq M)

✦ FIRST, SECOND & ATTIC FLOOR OFFICE SUITES

Rent: On Application

✦ AVAILABLE AS A WHOLE OR ON A FLOOR BY FLOOR BASIS

Tenure: To Let

✦ 4 CAR PARKING SPACES

TO LET

DUNDEE, DD1 1NU

ON APPLICATION

Location

The subjects are located on the east side of South Tay Street, one of the most sought after locations in the city for professional office occupiers. It lies within an area known as the Cultural Quarter with a numerous bars and restaurants in close proximity, together with Dundee Rep Theatre and Dundee Contemporary Arts Centre.

The subjects are also in close proximity to Dundee Waterfront and are conveniently placed for access to the main city centre retail area and the main campus of Dundee University.

Description

The subjects comprise attractive first, second and attic floor office suites within a Category A Listed three storey mid-terraced tenement building of traditional stone wall construction with pitched and slated roof over.

The premises are fitted out to a modern standard to include perimeter trunking, carpeting flooring, a gas central heating system and a mixture of suspended fluorescent fittings and spotlighting which supplement the excellent natural light provided by a mixture of single glazed timber framed and partially double glazed PVC windows.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice, 6th edition as follows:

Description	Area (Sq M)	Area (Sq Ft)
First Floor	59.08	636
2nd & Attic	150.5	1,620
Total	228.16	2,456

Terms

The premises are available as a whole or on a floor by floor basis, by way of a new full repairing and insuring lease at a rent to be negotiated.

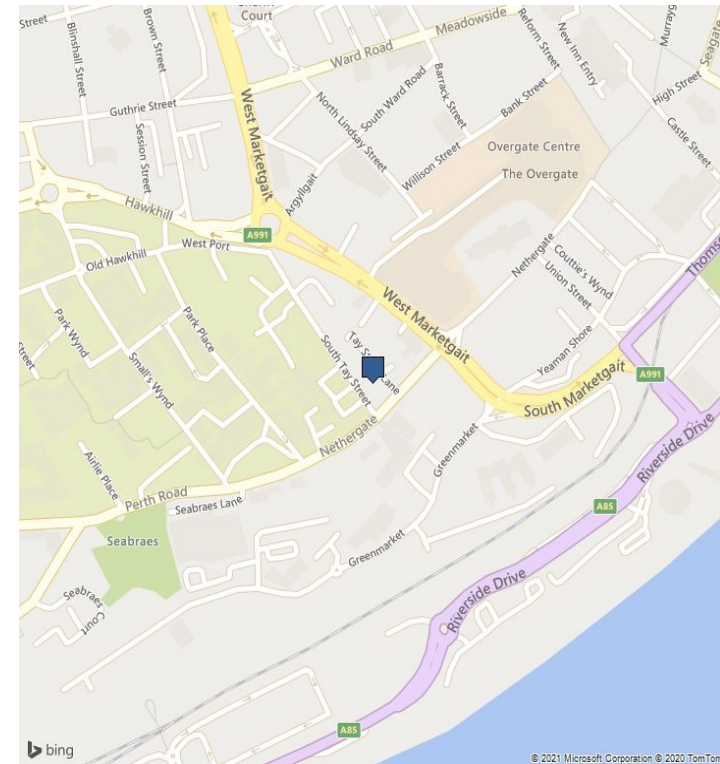
Business Rates

First Floor - £8,100
Second & Attic Floor - £11,000


Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

VAT

All prices, premiums and rents quoted exclusive of VAT.



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RICS www.westportproperty.co.uk