



Unit 29 City Quay, Camperdown Street, Dundee, DD1 3JA

**MODERN OFFICE ACCOMMODATION**

Tenure	To Let / For Sale
Available Size	2,003 sq ft / 186.08 sq m
Rent	£28,000 per annum ex VAT
Service Charge	£3 per sq ft
Rates Payable	£10,458 per annum <small>Any new occupier will have the right to appeal this rating assessment.</small>
Rateable Value	£21,000
EPC Rating	Upon Enquiry

### Key Points

- POPULAR MIXED COMMERCIAL LOCATION
- HIGH OCCUPANCY LEVEL WITHIN CITY QUAY
- LOCATED WITHIN THE WATERFRONT OF DUNDEE
- OVERLOOKS DUNDEE MARINA
- 4 NO. CAR PARKING SPACES INCLUDED

## Description

The subjects comprise a modern ground floor mid-terraced office property contained within a single storey terrace of similar units. The main walls are of brick construction with pitched slate roof over, forming part of a Grade 'B' listed former railway shed. The property has the benefit of an attractive glazed display frontage, with the southern elevation overlooking Victoria Dock Marina.

Internally, the accommodation is predominately open plan in nature with demountable stud partition walls arranged to provide a reception, large meeting room, 4 no. individual offices, with additional kitchen, WC and storage facilities. The office benefits from carpet floor tiles throughout, raised access floors, double glazed windows providing ample natural light and supplemented by Cat 5 lighting, heating by way of a gas central heating system, and an air handling system.

4 no. car parking spaces are available with the premises.

## Location

The subjects are located within the City Quay area of Dundee immediately to the south of the city centre, in an area which provides high quality office and leisure accommodation, and waterfront residential developments.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

The new railway station, bus station, Overgate and Wellgate Shopping Centres, Gallagher Retail Park and two Universities - both Dundee and Abertay - are in close proximity, and the majority of the cities professional office occupiers are also in the surrounding area.

## Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rental of £28,000 per annum. Alternatively, our clients may consider offers to purchase the heritable proprietors interest.

## Accommodation

We have measure the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

186 sq m (2,003 sq ft)

## VAT

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

## Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Office - £21,000

Any new occupier will have the right to appeal this rating assessment.

## Legal Costs

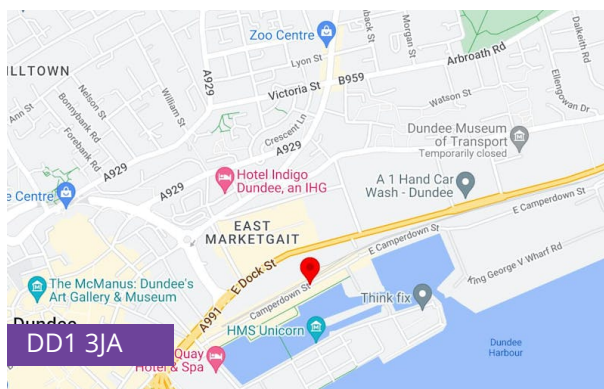
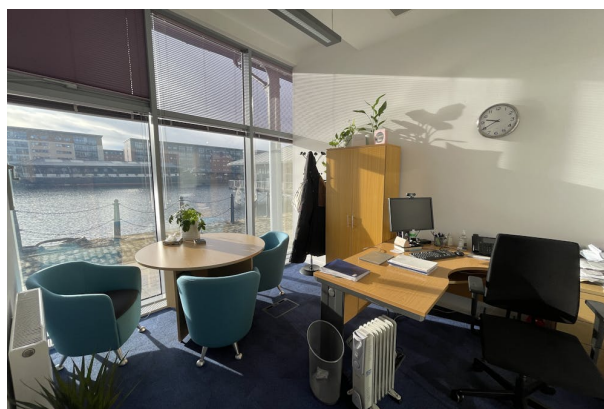
Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues thereon.

## Energy Performance Certificate

Available on request.

## Viewing

Please contact the marketing agents, Westport Property, on 01382 225 517.



## Viewing & Further Information



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