

## OFFICE/COMMERCIAL UNIT

- > MIXED COMMERCIAL LOCATION WITHIN DUNDEE WATERFRONT OVERLOOKING MARINA AND CLOSE TO CITY CENTRE , RAIL STATION AND V & A MUSEUM.
- > OWNER OCCUPIER / INVESTMENT OPPORTUNITY
- > EXTENSIVE CAR PARKING NEARBY
- > AREA – 250 SQ. M. (2,690 SQ. FT.) + MEZZANINE STORE
- > £32,500 PER ANNUM

**TO LET/FOR SALE**

**UNIT 23, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA**

**CONTACT:** Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) 01382 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

Dundee is Scotland’s fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes’ drive time.

Dundee is presently undergoing a one billion transformation to its waterfront which includes significant development not only to the city centre but also along riverside drive, to the airport and the surrounding area. The centrepiece to the waterfront development is the V&A Dundee, an international centre for design in Scotland, the first ever design museum in the UK outside London.

The subjects are located within the City Quay area of Dundee immediately to the south of the city centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings. The City Quay location is a 5 - minute walk from the Dundee Bus Station and less than 10-minutes walk from the railway station and V&A museum.

**DESCRIPTION**

The subjects comprise a modern ground floor office contained within a single storey terrace of similar units. The property has the benefit of an attractive glazed display frontage. The southern elevation overlooks the marina.

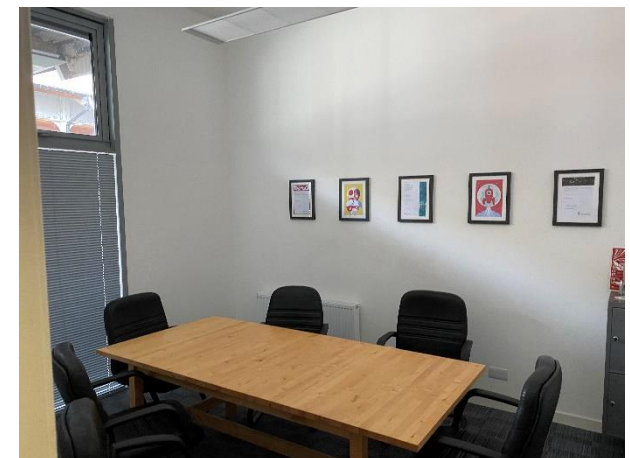
Internally the accommodations provides flexible open plan space with additional private offices and meeting rooms, suitable for a variety of commercial uses.

In addition, there is a kitchen, toilet and shower block with mezzanine area above.

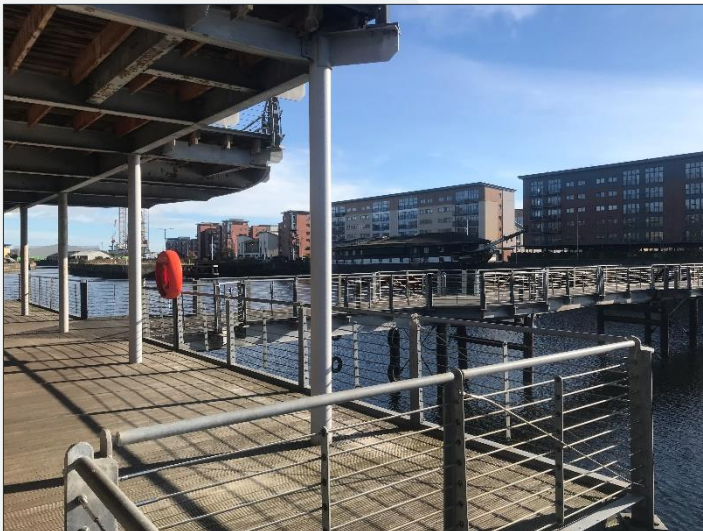
On site car parking is available.

**ACCOMMODATION**

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor		
Office	250	2,690
<b>TOTAL</b>	<b>250</b>	<b>2,690</b>







### RATEABLE VALUE

Rateable Value - £31,600.

### EPC

Available upon request.

### TERMS

The property is available to lease on standard commercial terms at an asking rent in the region of £32,500 per annum.. Alternatively offers are invited for our client's heritable interest.

### VAT

Prices quoted are exclusive of VAT.

### LEGAL COSTS

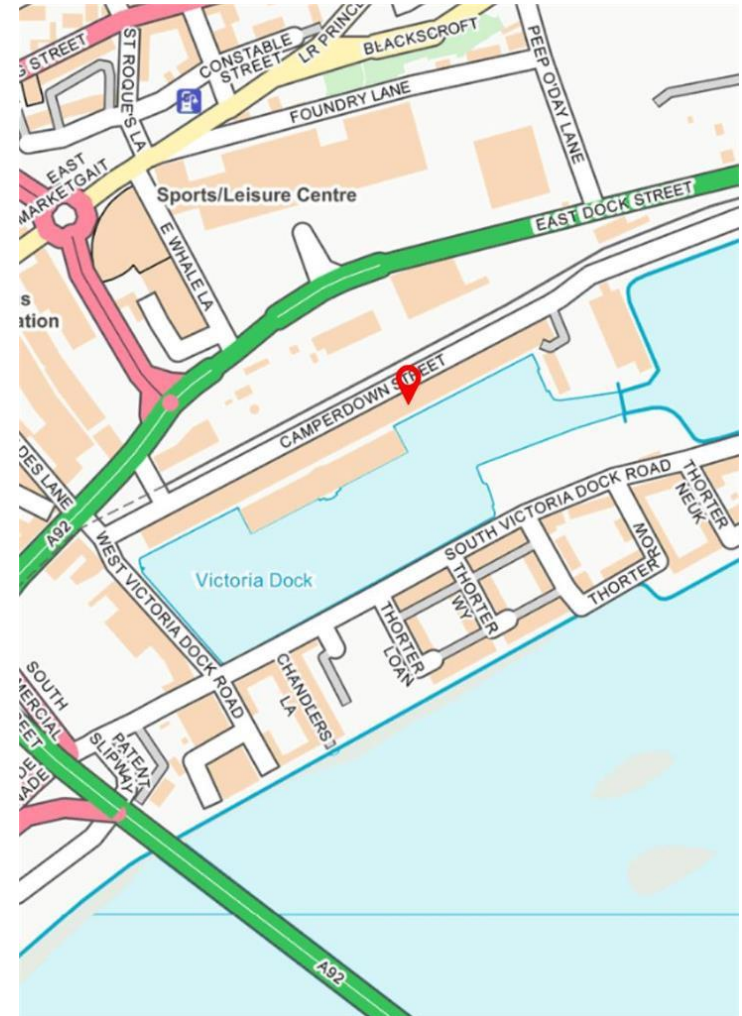
Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues thereon.

### MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling /Letting Agents.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA 01382 878005  
Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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