

## OFFICE ACCOMMODATION

- > GOOD QUALITY OPEN PLAN OFFICE ACCOMODATION
- > CAR PARKING AVAILABLE
- > DIRECT ACCESS OFF A90 DUAL CARRIAGEWAY TO NORTH OF DUNDEE
- > NET AREA – 237 SQ.M (2,550 SQ.FT)
- > RENT - £25,000 PER ANNUM

Blackwood  
home care | support

# TO LET

**JACK MARTIN WAY, CLAVERHOUSE BUSINESS PARK, DUNDEE, DD4 9BZ**

**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 visibly located on a landmark site adjacent to a roundabout facing the main Aberdeen to Dundee A90 dual carriageway. The location forms part of the Claverhouse Business Park on the northern fringe of Dundee. This is the main gateway to Dundee from the north sitting approximately 1 mile from the Kingsway. As such the location benefits from excellent communication links/

The building forms part of Struans car dealership showroom..

**DESCRIPTION**

The subjects form part of Struans Motor Complex.

They comprise private self contained office accommodation with vehicular access from Jack Martin Way.

The accommodation comprises good quality open plan office space suitable for a variety of business users.

Externally there is ample private car parking space.

ACCOMMODATION	SQ. M.	SQ. FT.
Open Plan Office, Meeting Room , Training Room , Kitchen and Toilet Facilities	237	2,550

**RATEABLE VALUE**

Rateable Value - £15,600

**EPC**

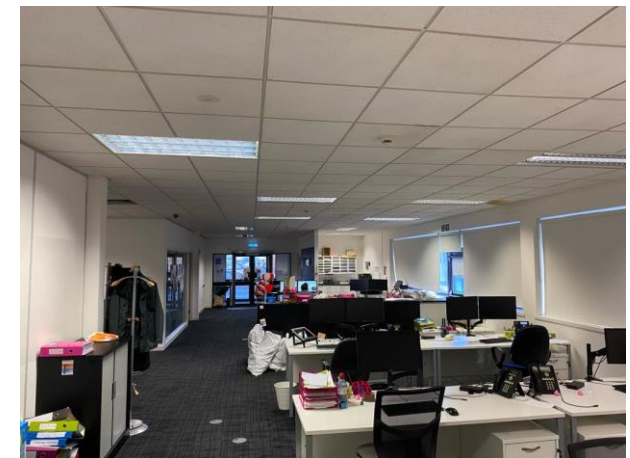
Available upon request.

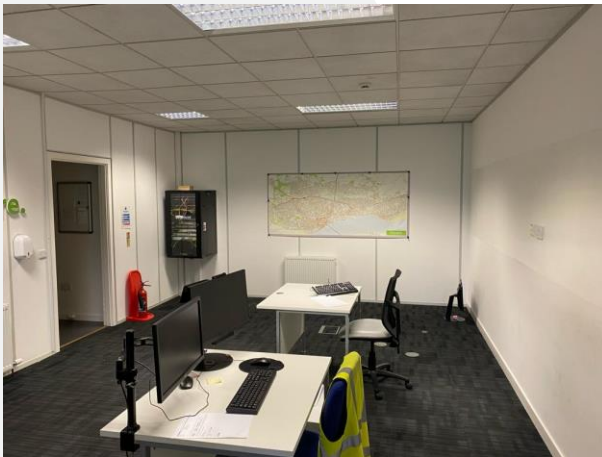
**TERMS**

Our client is seeking rental offers in the region of £25,000 per annum inclusive of car parking for a negotiable term of years. There will be a service charge for maintenance of common areas.

**VAT**

Prices quoted are exclusive of VAT.





## LEGAL COSTS

Each party will be responsible for their own legal costs.

## 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 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)

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