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## Details

Office, Enterprise House, 45 North Lindsay Street  
Dundee  
DD1 1PW  
City Centre  
590.96 sq.m (6,361 sq.ft)

## Agent(s)

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## Location

The City Centre is accessed from Marketgait, the inner ring road and Dock Street (A92), the A92 being a main arterial route between Aberdeen and Fife. Murraygate, the main shopping precinct in Dundee, is a bustling area with many household names, including Marks & Spencer, Tesco & Costa. Various streets run perpendicular to Murraygate, most notably Commercial Street, Castle Street and Reform Street, occupied by nationals and independents and is flanked by the Wellgate Centre, on the East and the Overgate Centre, on the West.

## Description

The subjects comprise 2nd floor office accommodation within a mid terraced part 2 storey/part 3 storey and attic Category B Listed building dating from 1932. The building has two separate entrances to North Lindsay Street, the north most of which leads into an entrance foyer and thereafter to a lift and staircase providing access to each floor. The second entrance at the south end of the frontage provides separate access to the ground floor. There is also a rear service door which provides access from a car park located to the rear of the building. The car park provides some 26 marked spaces. Internally the suite provides mainly open plan space which have been partially subdivided by means of demountable partitioning to provide some cellular accommodation. Ladies and gents toilet facilities, kitchen areas and cleaners stores are provided.

## Accommodation

- We have measured the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:
- Second Floor Office 590.97 sq. m (6,361 sq. ft)

## Other Relevant Information

- The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £38,000 per annum. Rateable Value: £68,300.
- Any new occupiers will have the right to appeal this rating assessment.

## Terms

Lease Details - The subjects comprise 2nd floor office accommodation within a mid terraced part 2 storey/part 3 storey and attic Category B Listed building dating from 1932. The building has two separate entrances to North Lindsay Street, the north most of which leads into an entrance foyer and thereafter to a lift and staircase providing access to each floor. The second entrance at the south end of the frontage provides separate access to the ground floor. There is also a rear service door which provides access from a car park located to the rear of the building. The car park provides some 26 marked spaces. Internally the suite provides mainly open plan space which have been partially subdivided by means of demountable partitioning to provide some cellular accommodation. Ladies and gents toilet facilities, kitchen areas and cleaners stores are provided.

## Last Updated

06/07/2023

## Brochures

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