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## Details

Office, 18 South Tay Street, 2nd floor and Attic  
Dundee  
DD1 1PD  
City Centre  
184.41 sq.m (1,985 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 the 2nd floor and attic within an attractive Category B Listed three storey building built in the early 19th century overlooking Tay Square. The premises are to be upgraded to provide a bright, modern and spacious office with welcoming entrance / reception area, well-apportioned offices / meeting rooms, ancillary kitchen, WC facilities and storage accommodation. The refurbishment will provide a contemporary functional layout to meet modern needs whilst restoring many of the original features to ensure the Victorian history, character and charm of the building is maintained (see artists impressions adjacent). The main entrance to the property is on South Tay Street. There is another entrance to the rear of the property, from the courtyard which contains 3 car parking spaces, accessible from Tay Square.

## Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-
- 2nd Floor & Attic 184 sq.m. (1,985 sq.ft.)

## Other Relevant Information

- Rates Payable: 5527.80 per annum
- The premises will be required to be reassessed following completion of refurbishment works.

## Terms

Lease Details - The premises are available by way of a new full repairing and insuring lease at a rental of £21,500 per annum.

Rent - £21,500 per annum

## Rates

Rateable Value - £11,100

## Last Updated

10/04/2024

## Brochures

[View Agents Brochure](#)

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