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## Details

Seagate House  
132-134 Seagate 3rd floor  
Dundee  
DD1 2HB  
City Centre  
4,412 sq.m (47,491 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

Seagate House is a four storey building which dates from approximately 1970. The building is of concrete framed construction under a flat roof. The flat roof was renewed in 2006. The office accommodation at Seagate House is arranged over first, second and third floors, with suites arranged on either side of a central stairwell and service core. There is an 8 person passenger lift serving all floors. The accommodation is fully refurbished internally, providing excellent open plan office space, with gas fired radiator central heating, double glazing, suspended ceilings and good modern toilet accommodation to each suite. Car parking options available on request.

## Accommodation

- We have measured the floor area in accordance with the RICS Code of Measuring Practice to be as follows:
- 2nd Floor (East) - 201.0 sq m (2,163 sq ft)
- 3rd Floor (West) - 208.8 sq m (2,248 sq ft)
- 3rd Floor (East) - 201.0 sq m (2,163 sq ft)

## Other Relevant Information

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

## Terms

Lease Details - The premises are immediately available by way of a new full repairing and insuring lease.

## Rates

Rateable Value - £11,800

## Last Updated

13/12/2024

## Brochures

[View Agents Brochure](#)

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