



## Third Floor East, Seabraes, Dundee, DD1 4QB

- MODERN OFFICE BUILDING.
- THIRD FLOOR SUITE — 4,586 SQ.FT.
- LARGE PRIVATE CAR PARK — 6 SPACES AVAILABLE
- EXCELLENT TRANSPORT LINKS.
- TENANTS INCLUDE LINDSAYS, ATOS IT SERVICES AND STV.



## 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 90% of the country's population within 90 minutes' drive time.

The subjects are located at the western end of Greenmarket, close to Dundee City Centre and the popular Perth Road. Seabraes is a well-established business location which proves popular with occupiers including Lindsays, Tag Games, STV, ATOS IT Services and RDA Architects amongst others.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise the third floor east office suite within a modern four storey detached office block. The building benefits from a modern specification including open plan office suite fully carpeted, suspended ceiling and recessed lighting, full raised access floor and air conditioning. Toilet facilities and some storage space is located within the common areas.

Extensive car parking is available on-site.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition) we have calculated the Net Internal Area to be as follows:-

426.04 SQ. M. / 4,586 SQ. FT.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £32,400.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.



## LEASE TERMS

The subjects are available on standard commercial terms for a term to be agreed. Rental offers in excess of £50,000pa will be considered.

## EPC

Available upon request.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

## To arrange a viewing contact:



**Grant Robertson**

Associate

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## IMPORTANT NOTICE

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6. Date of Publication: November 2018