



## Sangobeg House, 4 Francis Street, Dundee, DD3 8HH

- Ground floor office suite
- Located on main arterial route
- Secure entry
- Dedicated car parking
- All enquiries

## 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 a 90 minutes' drive time.

The subjects are located within Francis Street which is situated off Strathmartine Road between its junctions with Strathmore Avenue and Clepington Road, approximately 2.5 miles north of the city centre. The subjects are within close proximity to Dundee's Kings Cross Hospital and also the Kingsway, Dundee's outer ringroad.

## DESCRIPTION

The subjects comprise the ground floor of a substantial brick built building with a tiled roof covering.

Access is via a common entrance which leads to the stairway to the upper floors and also the lift. Disabled access is to the rear of the property with access ramp direct from the rear car parking. The communal area benefits from a fitted security system.

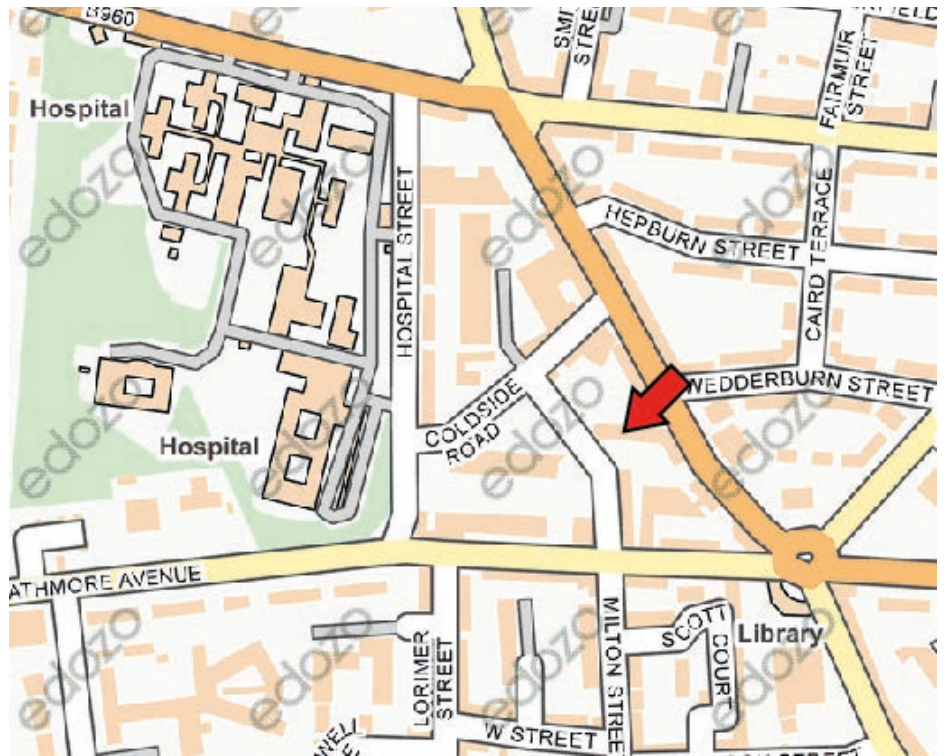
The ground floor suite comprises five individual offices, kitchen, storage room and male and female WC's. The suite is carpeted throughout and provides good quality office accommodation. Each office benefits from timber framed single glazed windows and fluorescent strip lighting.

Sangobeg House benefits from dedicated car parking for each office suite with additional car parking available to the rear. Access to the car park is via security gates on Francis Street which are locked in the evening.

## ACCOMMODATION

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

Ground — 122.54 SQ.M/1,319 SQ.FT



## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of:

Ground Floor - £15,200

The Unified Business Rate for the financial year 2019/20 is 49p exclusive of water and sewage rates. The subjects may qualify for some rates relief through the Small Business Bonus Scheme.

## TERMS

Our clients are inviting offers to negotiate a new full repairing and insuring lease.

## EPC

Available on application.

## 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 please contact:



**Grant Robertson**

Associate

grant.robertson@g-s.co.uk

01382 200 064



**Murray Watson**

Associate

murray.watson@g-s.co.uk

01382 200 064

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2019