



## The Engine Room, West Marketgait, Dundee, DD1 1NJ

- Fantastic office conversion
- Superb city centre location
- Ground floor office and parking
- Attractive open plan space
- 342 sq m (3,681 sq ft)

LOTUS  
PROPERTY

## LOCATION

Dundee is Scotland's fourth largest city with an estimated 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.

Dundee is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront, centred around the V&A Dundee, Scotland's first design museum.

The subjects form part of the West Marketgait Development in an established business district with office, leisure and residential properties in close proximity. The City's Travelodge is situated adjacent with the site immediately to the south providing a mix of leisure, retail and office premises. Neighbouring operators include, Grosvenor Casino, Papa Johns, Travelodge and PureGym.

The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise a detached 2 storey former mill building of stone construction beneath a pitched and slated roof. The building, formally The Engine Room, part of the larger Tay Works has been creatively converted to provide the present office accommodation over 2 floors.

The ground floor has access from the north elevation. Internally accommodation is primarily open plan, bright and modern throughout.

## AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Net Internal Area to be as follows:-

Ground Floor Office –  
342 sq m (3,681 sq ft)

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £44,200.

The unified business rate for the year 2019/20 is 49p exclusive of water and sewage rates.

## LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period.

Rental offers are invited in the region of £12.00 per sq ft.

## EPC

Available from the Sole Letting Agents.

## 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:



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## IMPORTANT NOTICE

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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2019