TO LET
OFFICE

GRAHAM SIBBALD



18A + 18B West Marketgait
Dundee, DD1 1QR

- Excellent City Centre Location
- Large Private Car Park
- Available in Whole
- Multi Floored Office
- Extends to 261.8 sq.m. / 2,818 sq.ft.

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 on West Marketgait, which is easily accessible on the western periphery of Dundee city centre.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a 3 storey brick block constructed building.

Internally, the ground and first floor comprise a large reception and office area with WC and kitchenette facilities. The second floor comprises cellular office space of 7 private offices and benefits from a male and female toilets as well as a kitchenette area.

The subjects benefit from a large car park/ yard to the rear of the property.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Area:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	37.8	407
First	44.0	474
Second	180.0	1,938
Total	261.80	2,818

RATEABLE VALUE

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

Floor	Rateable Value (£)
18A - Ground and First	17,700
18B - Second (part)	11,600
18B - Second (part)	3,800

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let. Offers of £30,000 per annum are invited.

Further information is available from the Sole Letting Agents.

VIEWING

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





To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
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Charles Clark
Graduate Surveyor
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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: May 2023