



2nd Floor, 31 Albert Square, Meadowside, Dundee, DD1 1DJ

ADAPTABLE CITY CENTRE COMMERCIAL SPACE

Tenure	To Let
Available Size	1,258 to 2,638 sq ft / 116.87 to 245.08 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- PROMINENT CITY CENTRE LOCATION
- PARKING AVAILABLE BY SEPARATE NEGOTIATION
- FLEXIBLE TERMS
- BOTH SUITES AVAILABLE SEPARATELY OR TOGETHER
- QUALIFYING OCCUPIERS MAY BENEFIT FROM RATES RELIEF
- MAY BE SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
- IMMEDIATE ENTRY

## Description

The subjects comprise the second floor of a mid-terraced Category B-Listed three storey and attic office building.

Internally, the accommodation is arranged to provide two adjoining commercial suites, accessed off a central stairwell, which provide a mixture of open plan and cellular commercial space. The premises benefit from gas fired radiator heating, perimeter trunking, and inset spotlighting supplementing excellent natural light provided by single glazed windows.

WC and kitchen facilities are provided within the communal areas, and parking is available via a secure electric gated pend entrance immediately to the south of the building.

The premises may be suitable for a variety of uses subject to obtaining the appropriate planning consents.

## Location

The property is located on the east side of Albert Square/Meadowside, opposite the McManus Museum and Art Gallery in the heart of Dundee city centre.

This is a city centre location with neighbouring properties including a mix of office premises, retail premises and licensed premises as well as the McManus Museum and Art Gallery which is situated directly opposite the premises, the High School of Dundee which is located nearby, and the main campus of the University of Abertay.

The multi-storey car park of the Wellgate Centre, one of Dundee's main covered city centre shopping centres is located nearby.

## Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:-

Suite 2/1 - 117 sq m (1,258 sq ft)

Suite 2/2 - 128 sq m (1,380 sq ft)

TOTAL - 245 SQ M (2,638 SQ FT)

Both suites are available separately or together.

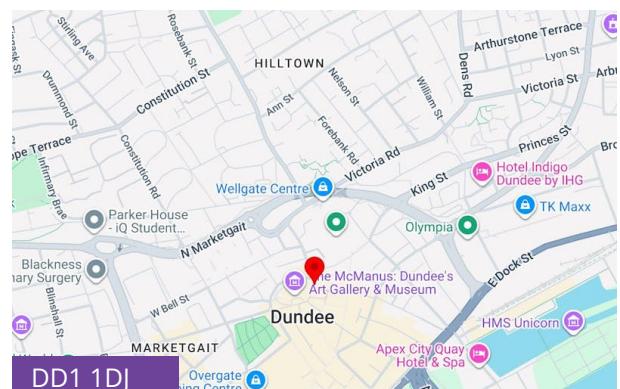
## Terms

The premises are available on full repairing and insuring terms at a rent to be negotiated. Please contact the marketing agents for further information.

## VAT

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

## Business Rates



## Viewing & Further Information



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The premises are currently entered in the Valuation Roll as follows:-

Suite 2/1 - NAV/RV - £11,000

Suite 2/2 - NAV/RV - £13,200

Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme

#### **Entry Timescales**

The premises are available for immediate occupation following successful conclusion of legals.

#### **Viewing**

Strictly by appointment with the sole marketing agents, Westport Property.