WESTPORT PROPERTY
CHARTERED SURVEYORS

Office
TO LET



Suites 3 & 4, 1st Floor, River Court, 5 West Victoria Dock Road, Dundee, DD1 3JT

LANDMARK GRADE A OFFICE ACCOMMODATION

Tenure	To Let
Available Size	3,433 sq ft / 318.94 sq m
Rent	£50,000 per annum ex VAT
Service Charge	£5 per sq ft ex VAT
Rates Payable	£21,463.80 per annum
Rateable Value	£43,100
EPC Rating	C

Key Points

- POPULAR MIXED COMMERCIAL LOCATION
- 3 NO. CAR PARKING SPACES INCLUDED
- LOCATED WITHIN DUNDEE WATERFRONT
- VIEWS OVER THE RIVER TAY & DUNDEE MARINA

Suites 3 & 4, 1st Floor, River Court, 5 West Victoria Dock Road, Dundee, DD1 3JT

Description

The subjects comprise a first floor suite within a landmark modern Grade A office building arranged over five floors providing the best quality accommodation within Dundee city centre.

Internally, the suite provides spacious mainly open plan accommodation with additional boardroom, 2 no. large office / meeting rooms, kitchen and breakout area, and a server room with additional storage. The premises incorporate extensive glazing providing excellent views over the River Tay and Dundee skyline, flooding the space with natural daylight which are supplemented by recessed fluorescent LED lighting within the ceiling panels.

Access is via a a striking entrance lobby / manned reception at ground floor which leads to the lift lobby which provides two 10 to 12 person passenger lifts.

The subjects are fully DDA compliant and benefit from raised access floors with 395 mm void zone, CAT 5 cabling and a displacement ventilation installation providing perimeter heating with fresh air and extract ventilation throughout.

3 no. car parking spaces are provided.

Location

The subjects are located within the popular City Quay area of Dundee immediately to the south of the city centre, in an area which provides high quality office and leisure accommodation, and waterfront residential developments.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

The new railway station, bus station, Overgate and Wellgate Shopping Centres, Gallagher Retail Park and two Universities - both Dundee and Abertay - are in close proximity, and the majority of the cities professional office occupiers are also in the surrounding area.

Accommodation

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

319 sq m (3,433 sq ft)

Terms

The premises are currently held on a full repairing and insuring lease expiring 17th September 2025. The current passing rent is £50,000 per annum. Our clients are seeking to sub-let or assign their leasehold interest.

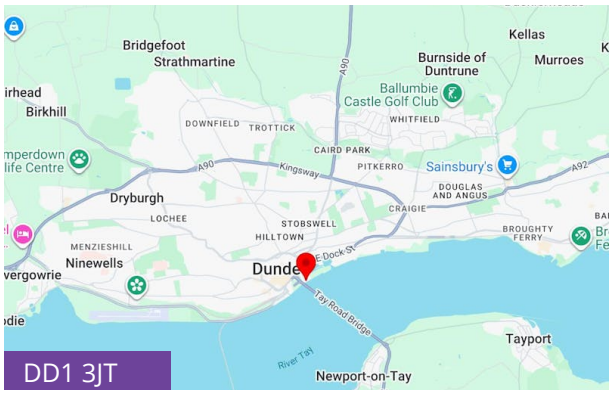
Longer term leases may be available, subject to agreeing terms with the Landlord.

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value







Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT PROPERTY
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 25/09/2025

as follows:-

Office - £43,100

Any new occupier will have the right to appeal this rating assessment.

Legal Costs

Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues thereon.

Energy Performance Certificate

Available on request.

VAT

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

Service Charge

The property is professionally managed and a service charge will be attributable. More information is available on request.

Viewing

Please contact the marketing agents, Westport Property, on 01382 225 517.