



132 Seagate, Dundee, DD1 2HD
REFURBISHED CITY CENTRE OFFICE

Tenure	To Let
Available Size	383 sq ft / 35.58 sq m
Rent	£7,000 per annum ex VAT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- PROMINENT CITY CENTRE POSITION
- CLOSE TO DUNDEE WATERFRONT
- MAY BE SUITABLE FOR A VARIETY OF USES
- OPPOSITE DUNDEE BUS STATION
- QUALIFYING OCCUPIERS MAY BENEFIT FROM 100% RATES RELIEF
- IMMEDIATE ENTRY

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Description

The subjects occupy part of the ground floor of Seagate House, a four storey building which has undergone a comprehensive refurbishment programme in recent years to provide modern office accommodation.

The subjects are newly refurbished and provide flexible accommodation fitted out to a modern specification which would suit a variety of office or professional occupiers.

Location

The premises are located on the north side of Seagate, between its junctions with St Andrew's Street and Queen Street, within a busy arterial route in to the city centre. Dundee Bus Station is situated directly opposite the premises with the main bus routes running directly in front of the property.

The property lies in close proximity to the Overgate Shopping Centre, one of the principal shopping centres in Dundee, along with the Central Business District.

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.

Accommodation

We have calculated the gross floor area of the accommodation to be approximately 35.58 sq.m. (383 sq.ft.) or thereby

Terms

The premises are available on new full repairing and insuring terms at a rental of £7,000 per annum.

VAT

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

Business Rates

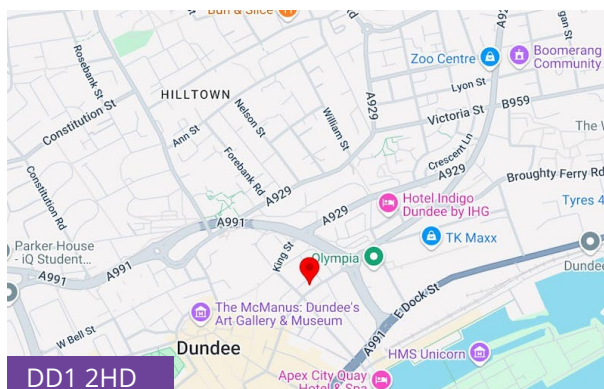
The premises require to be assessed for rating purposes. Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

Available on request.

Viewing

Strictly by appointment with the sole marketing agents.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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