WESTPORT PROPERTY
CHARTERED SURVEYORS

Leisure, Restaurant, Restaurant / Cafe, Retail

**TO LET**




# Unit 4, 6 South Marketgait, Dundee, DD1 4AH

**RETAIL / LEISURE OPPORTUNITIES**

| | |
|---|---|
| Tenure | To Let |
| Available Size | 1,054 sq ft / 97.92 sq m |
| Rent | £36,890 per annum |
| Business Rates | The subjects will be assessed for rating purposes following completion of construction works. |
| EPC Rating | Upon enquiry |

## Key Points

- AN EXCITING OPPORTUNITY TO BE PART OF THIS NEW BUILD LANDMARK DEVELOPMENT
- SUITABLE FOR A VARIETY OF RETAIL AND LEISURE USES SUBJECT TO PLANNING
- LOCATED AT KEY PROMINIENT, STRATEGIC POSITION WITHIN DUNDEE WATERFRONT
- APPROX. 75,000 SQ.FT OFFICES IN BUILDING 1 PRE-LET TO BT plc

# Unit 4, 6 South Marketgait, Dundee, DD1 4AH

## Description
The subjects comprise two ground floor commercial units contained within a purpose built landmark mixed-use building which includes a new regional headquarters totalling 76,000 sq.ft let to BT PLC, alongside 16 no. studio flats providing premier secure student accommodation.

The ground floor commercial units are open plan in nature and benefit from exception glazed frontages onto West Marketgait, part of Dundee's inner ring road and one of the main arterial routes through the city centre and Waterfront area.

The subjects can be lease individually or together and are available for immediate occupation.

## Location
The development occupies a prominent roadside position within the heart of Dundee city centre fronting on to West Marketgait between its junctions with Nethergate and Greenmarket, and is strategically located between the main retail area, the Central Waterfront, the existing office area and Dundee University Campus.

It lies within a 5 minute walk from Dundee Train Station and in very close proximity to numerous visitor attractions including Dundee Contemporary Arts (DCA), Rep Theatre, Science Centre, Overgate Shopping Centre, and the V&A Museum which welcomed over 830,000 visitors within its first year of opening.

## Dundee Waterfront
Dundee is one of the UK's most progressive cities with a rolling investment programme which continues apace.

By far the largest regeneration project is the Dundee Waterfront Regeneration, a £1 billion project to reconnect the city to the waterfront and create a high quality, mixed use, riverside urban quarter right in the heart of the city.

The development is one of Western Europe's most extensive and transformative waterfront projects and one of Scotland's biggest waterfront regenerations. The V&A Museum currently forms the central attraction of the Waterfront area and will soon be joined by the Eden Project which will create a new, vibrant focus to the city centre and transform Dundee into a world leading waterfront destination for visitors and businesses.

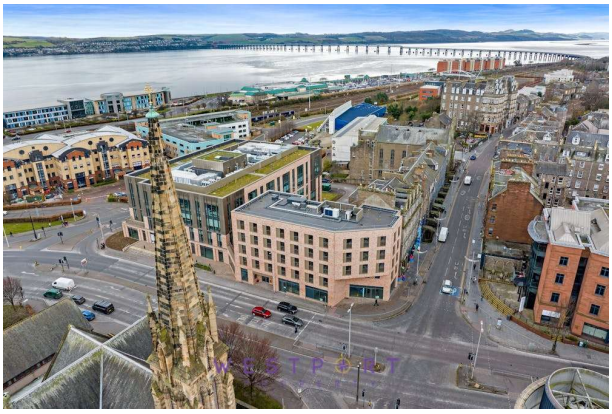
## Accommodation Schedule
Unit 4 - 98 sq m (1,054 sq ft)

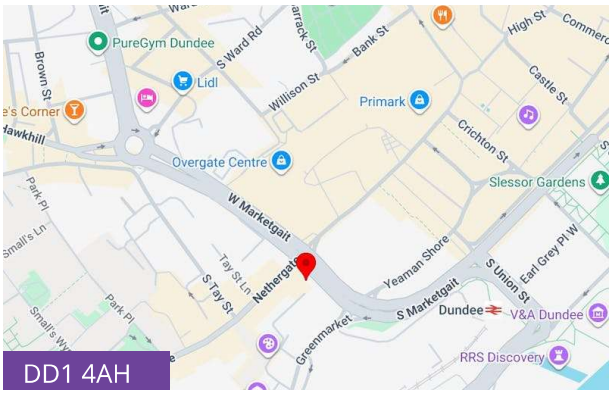
## Terms
Available to lease on FRI terms for £36,890 per annum.

## Rateable Value
The premises require to be assessed for rating purposes.

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








## Viewing & Further Information



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WESTPORT PROPERTY
CHARTERED SURVEYORS

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