WESTPORT PROPERTY
CHARTERED SURVEYORS

Leisure, Office
TO LET



Surplus Ground Floor Office, 15 Balunie Drive, Dundee, DD4 8PS

Modern Office Accommodation

Tenure	To Let
Available Size	245 sq ft / 22.76 sq m
Rent	£650 per month ex VAT
Rates Payable	£747 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£1,500
EPC Rating	Upon enquiry

Key Points

- Immediate Entry
- Ample Parking
- Flexible Terms

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Description

The subjects form part of the ground floor accommodation within a purpose build modern soft play centre building with ancillary office accommodation, landscaping, easy access and car parking.

The building is finished in facing brick and roughcast at the lower levels and profiled steel cladding at the upper levels. The roof is profiled steel sheeting.

Internally, the surplus office provides an open plan suite finished to a modern specification wit access to ladies, gents and disabled toilets to the rear.

The surplus accommodation is accessed via the communal reception area.

Location

The subjects are located on the east side of Douglas Road and on the south side of Balunie Drive. The site is also bounded around its perimeter by a chain link fence and there are two pedestrian access points in the fence, one onto Douglas Road and the other onto Balunie Drive.

To the west of the site is the Douglasfield Leisure Park where occupiers include Odeon, Dominos and Hollywood Bowl. Residential properties are to the north, east and to the south.

Accommodation

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

Office - 22.74 sq m (245 sq ft)

Terms

The premises are available to lease on a full repairing and insuring basis at a rental of £650 per month.

Business Rates

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

NAV / RV - £1,500

VAT

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

Entry

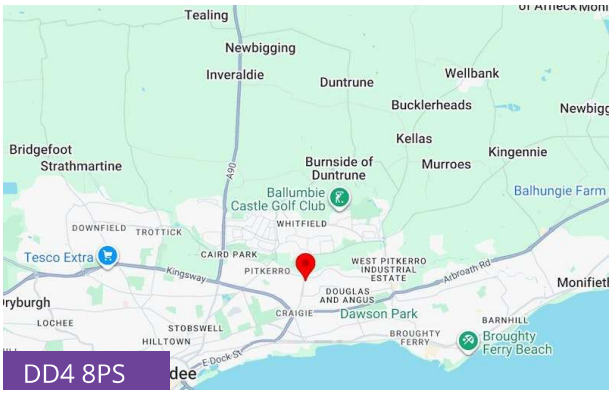
On conclusion of legal missives or on a date to be mutually agreed.

Viewing

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







Viewing & Further Information



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