



## Details

Offices, Suites 3A, 3B & 3C Bowbridge Works, Thistle Street  
Dundee  
DD3 7RF  
City Centre  
12.26 sq.m (132 sq.ft)

## Agent(s)

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## Location

The City Centre is accessed from Marketgait, the inner ring road and Dock Street (A92), the A92 being a main arterial route between Aberdeen and Fife. Murraygate, the main shopping precinct in Dundee, is a bustling area with many household names, including Marks & Spencer, Tesco & Costa. Various streets run perpendicular to Murraygate, most notably Commercial Street, Castle Street and Reform Street, occupied by nationals and independents and is flanked by the Wellgate Centre, on the East and the Overgate Centre, on the West.

## Description

The subjects form part of a former Mill building, which we understand date from the second half of the 19th century. The buildings are predominantly of traditional stone wall construction under pitched slated roofs. Units 3A, 3B & 3C

provide cellular office accommodation with communal kitchen and WC facilities. Access is taken from an open courtyard area which is common to the Bowbridge Works estate.

## Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-
- Suite 3A 12.30 sq m (132 sq ft)
- Suite 3B 18.04 sq. m (194 sq. ft)
- Suite 3C 14.57 sq. ft (157 sq. ft)

## Other Relevant Information

- All prices, premiums and rents are quoted exclusive of VAT which may be payable.
- The premises are currently entered in the Valuation Roll with the following Rateable Values:-
- Suite 3A Office £540
- Suite 3B Office £800
- Suite 3C Office £640
- Qualifying occupiers may benefit from full rates relief under the Small Business Bonus Scheme.

## Terms

Lease Details - The subjects are available on full repairing and insuring terms.

## Last Updated

03/07/2023

## Brochures

[View Agents Brochure](#)

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