



## Details

Office, 37 Union Street, 1st floor  
Dundee  
DD1 4BS  
Central Waterfront  
222.5 sq.m (2,395 sq.ft)

## Agent(s)

Westport Property  
3 Old Hawkhill  
3 Old Hawkhill  
Dundee  
DD1 5EU  
Phone: 01382 225517  
fergus@westportproperty.co.uk  
<http://www.westportproperty.co.uk>

## Location

The Central Waterfront is the focal point for Dundee Waterfront which has involved the demolition of bridge ramps, roads and buildings, which previously separated the city centre from the waterfront. A new grid iron street pattern is being created, to reconnect the city with the waterfront to produce a stunning space that will be dominated by the award-winning V&A Dundee opens in September, the only design museum outside of London. The city was also announced as the only UK UNESCO City of Design in 2014. A new rail station has been built incorporating Sleeperz Hotel. Most of the land is owned by Dundee City Council

## Description

The subjects comprise a first floor office suite which form part of a substantial four storey and attic tenement

building. We understand the premises were originally built early 19th century and are currently Category B Listed. The main access is provided from Union Street with access to the upper floors through a well maintained inner hall and stairwell. Internally, the accommodation is arranged to provide cellular office rooms with additional kitchen, male and female WC"s, store/comms room and storage facilities. The accommodation is fitted out to with carpet flooring throughout, a mixture of fluorescent strip and spotlights supplementing ample natural light through single glazed sash windows. Heating is via a gas central heating system.

## Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring practice 6th Edition as follows:
- First Floor 222 sq. m (2,395 sq. ft)

## Terms

Lease Details - The premises are available on a new full repairing and insuring lease.

Rent - £19,000 per annum

## Rates

Rateable Value - £18,200

## Last Updated

10/04/2024

## Brochures

[View Agents Brochure](#)

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