OFFICE SUITES TO LET

1st & 2nd Floors, Block C,
Caledonian House,
Greenmarket, Dundee, DD1 4QX



- Circa 4,966 to 10,387 sq ft (461 to 965 sq m)
- 10 Car spaces (1:1,039 sq ft)
- High quality open plan office suites
- Rents from £5 per sq ft
- 2nd floor now under offer

Ryden.co.uk
01382 227900

SHEPHERD
Commercial
01382 878005

LOCATION

Dundee is the fourth largest city in Scotland with excellent transport links. There are daily flights from Dundee airport to London City and Birmingham. Edinburgh International airport is only an hours drive away. There are 300,000 people within 30 minutes drive of the city centre and a catchment population of 700,000 within one hours drive.

Caledonian House is located in the city of Dundee, a short distance from the A85 road to Perth, the Tay Bridge and Dundee train station. The city's main shopping centre is less than five minutes walk to the north.

Nearby occupiers include HM Revenue and Customs, Scottish Enterprise and Thorntons Solicitors.

DESCRIPTION

Caledonian House was built in the early 1990s and is arranged in three inter-connecting office blocks over ground and three upper floors. The subjects are situated on the first and second floors of the west wing. The offices are accessed via a shared entrance at ground floor, with access to the office floor via a common stairwell or lift. The office space is predominantly open plan with some demountable partitioned offices, and benefits from the following specification:

- Raised floors
- Suspended ceilings
- Separate kitchen/staff room (2nd floor)
- Male/female and disabled toilets
- 10 car parking spaces (1:1,039 sq ft)
- Gas central heating
- Double glazing
- Lift access

ACCOMMODATION

The space has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition). The approximate Net Internal Areas are as follows:

	Sq m	Sq ft
1st Floor	461.34	4,966
2nd Floor	503.62	5,421
Total	**964.96**	**10,387**

It may be possible to subdivide each floor to suit smaller tenant requirements (subject to lease length and covenant).

The 2nd floor includes a separate staff mess room of 48 sq m (521 sq ft).

LEASE TERMS

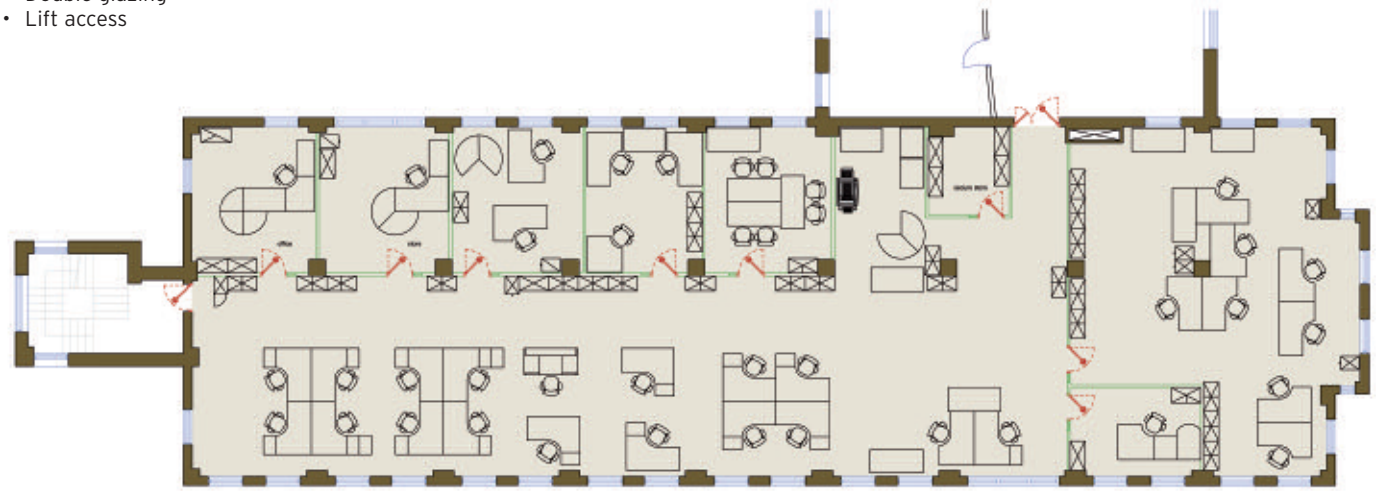
The subjects are available by way of a sublease on flexible terms at a rent from £5 per sq ft.

RATEABLE VALUE

The property is currently assessed as a whole; therefore the rates liability will need to be reassessed on occupation of an incoming tenant.

LEGAL COSTS

The incoming tenant shall be responsible for their own legal costs, together with any stamp duty, registration costs and VAT incurred.



INDICATIVE FLOOR PLAN

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint agents:

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On the instructions of

Mapeley

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