

TO LET

QUALITY OFFICE ACCOMMODATION

**JACK MARTIN WAY,
CLAVERHOUSE BUSINESS PARK, DUNDEE**



FLEXIBLE TERMS FROM £5 PER SQ.FT

LOCATION

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometres (65 miles) to the North) and Edinburgh (circa 96 kilometres (60 miles) to the South) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The City has its own airport with daily flights to London (City Airport) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The subjects are visibly located on a landmark site adjacent to a roundabout facing the main Aberdeen to Dundee, A90 dual carriageway. The location forms part of the Claverhouse Business Park on the northern fringe of Dundee. This is the main gateway to Dundee from the North sitting approximately 1 mile from the Kingsway. As such, the location benefits from excellent communication links.

Surrounding occupiers include Environmental Health Standards and Pension Services.



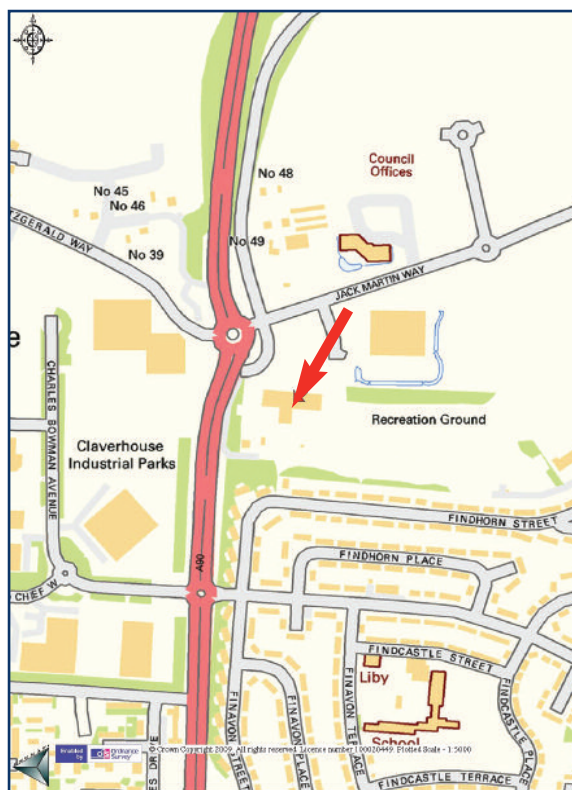
- **QUALITY GROUND FLOOR
OFFICES ON MAIN A90 DUNDEE
TO ABERDEEN ROAD**
- **AMPLE PRIVATE PARKING**
- **FLEXIBLE WORK SPACE
LET AS A WHOLE 7,500 SQ FT
OR IN SUITES FROM 2,500 SQ FT**
- **AFFORDABLE AND
COMPETITIVE RENT OF
£5 PER SQ.FT**
- **4.5 KM (3 MILES) FROM CITY
CENTRE**



VIEWING & FURTHER INFORMATION

Telephone: 01382 878005

www.shepherd.co.uk



DESCRIPTION

The building is on ground level and was built in 1996 to a very high standard originally for Hydro Electric.

It is open plan with only two pillars with raised flooring, suspended ceiling and double glazing. Space can be partitioned to meet requirements.

Externally there is easy and ample private parking on landscaped site with good views to countryside.

ACCOMMODATION

The total floor area of approximately 7,500 sq ft is available as a single unit or can be divided into self-contained suites from 2,500 sq ft each with their own toilets, kitchens and entrance.

Accommodation is extremely flexible for many purposes.

TERMS

Our client is seeking rental offers in the region of £5 per sq.ft

This is a very affordable and competitive rental rate for this build quality and location.

RATEABLE VALUE

The property will require to be re-assessed for rating purposes.

The unified business rate for the financial year 2011/2012 is 42.6/43.3 pence exclusive of water and sewerage.

VAT

All prices are quoted exclusive of VAT (if applicable).

VIEWING

Strictly by appointment with the sole letting agents:

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