



WESTPORT
PROPERTY
CHARTERED SURVEYORS

TO LET

Suite 4 Digital IT Centre - Copy, 10 Douglas Street, Dundee, DD1 5AJ

**Offices
2,329 sq ft**

First Floor Office Suite within 5 Minutes Walk of
City Centre

- OPEN PLAN OFFICE
- 3 GLASS FRONTED MEETING ROOMS
- KITCHEN FACILITIES
- DISABLED LIFT ACCESS
- CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION

Location

The subjects are located on the south side of Douglas Street, a short distance west of Dundee city centre, close to its junction with Blinshall Street. The site is within the Blackness area of Dundee which accommodates a mix of uses including car showroom, trade counter, industrial, office, residential and modern student residences. Dundee has a resident population of approximately 150,000 and a regional catchment population in the region of 340,000. The city is within 90 minutes drive time of 90% of the population of Scotland. Dundee has excellent training, research and teaching facilities and is noted as a centre of excellence for the medical research, bioscience and digital media industries.

Description

The surplus accommodation comprises a first floor office suite within a two storey building, with the main door being to Douglas Street. The building provides several suites of varying sizes which are accessed off a bright common entrance and spiral stairwell. There is shared toilet accommodation and lift access within the common areas.

Suite 4 provides a large open plan office with glass fronted meeting rooms to the rear, and additional modern kitchen facilities.

A secure underground garage, which form part of the main structure of the building, is accessed from Blinshall Street where car parking spaces are available by separate negotiation.

Availability

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the net internal area to be as follows:-

Floor	sq m	sq ft
Floor 1	218.19	2,329

Terms

The accommodation is available by way of a new lease on full repairing and insuring terms.

Legal Costs

Each party will be responsible for their own legal costs in connection with the above transaction, with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

Viewing

Strictly by appointment by the sole agents.

Business Rates

Rates Payable: £8,019.60 per annum

(based upon Rateable Value: £16,300 and UBR: 49.2p)

Any new occupier will have the right to appeal this rating assessment. Qualifying occupiers may benefit from 100% rates relief for commercial premises with a Rateable Value less than £15,000.

Energy Performance Rating

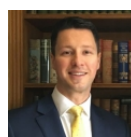
This property has been graded as 181 (G).



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Date: 26/05/2017