TO LET
MODERN OFFICE ACCOMMODATION

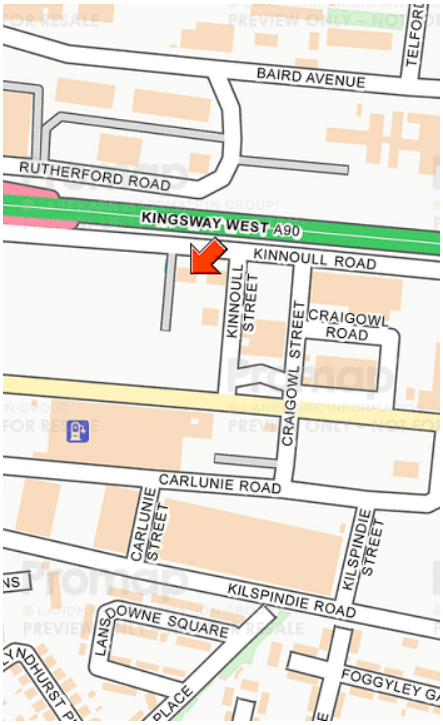
GRAHAM SIBBALD



1 Valentine Court, Dundee Business Park, Dundee, DD2 3QB

First Floor office suite within a modern two storey detached office pavilion.

- Prominent Modern Office Pavilion
- Frontage to Kingsway, Dundee's outer ring road
- Excellent transport links
- Extensive onsite car parking
- First Floor — 251.1 sq m (2,703 sq ft)



LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time.

More precisely the subjects are located within Dundee Business Park a purpose-built office development, located to the north of the city centre. The business park has excellent road links to the Kingsway, the cities outer ring road which links to the A90 trunk road.

Surrounding properties are of similar type with an addition Peter Vardy Car Supermarket is located in close proximity with further development to include retail and food outlets.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise the first floor of a detached two storey modern office pavilion with dedicated private car parking.

Access to the subjects is via common entrance door with direct access to the first floor via both stairs and a passenger lift.

The subjects provide a modern air-conditioned office accommodation with flexible Floor Plates to allow for specific tenants fit out requirements.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement, 1st Edition and from measurements taken on site we calculate the following net internal floor area:

First Floor - 251.1 sq m (2,703 sq ft)

Private car parking is available on site. Further information available from the sole letting agents.



TERMS

The subjects are offered To Let on standard Full Repairing and Insuring terms as a whole or on an individual floor basis.

Rent - £12.00 per sq ft exclusive.

RATEABLE VALUE

The subjects will require to be assessed upon occupation. RV's for the first floor is likely to be in the region £28,000.

EPC

Available upon request.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

FURTHER INFORMATION AND VIEWING

Further information on viewing arrangements is available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing contact:



Garth Davison
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01382 200 064



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IMPORTANT NOTICE

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6. Date of Publication: August 2018