



FOR SALE

7 Ward Road Dundee DD1 1LP

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Office for sale, 1,273 sq ft, £85,000

For more information visit <https://realla.co/m/37185-7-ward-road-dundee-dd1-1lp-7-ward-road>

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Office/Development Opportunity

The subjects comprise the first floor east office within a 3-storey stone constructed terrace building. The subjects are accessed directly from Ward Road, via a common stairwell.

Internally the subjects provide flexible office accommodation with several large offices, storage space, reception area and also WC facilities. The subjects further benefit from large traditional sash and case windows to Ward Road and Constitution Road.

Whilst the accommodation is being listed as one suite, there is possible sub-division to allow for two individual suites with a common vestibule area. The property may also be suitable for residential development, subject to gaining the appropriate consents.

Highlights

- Excellent city centre location.
- First floor corner suite.
- Extends to 118 SQ.M. / 1,273 SQ.FT.

Property details

Price	£85,000
Building type	Office
Rateable value	£12,600
VAT	All figures are quoted exclusive of VAT however, our client reserves the right to charge VAT if applicable.
Tenure	Freehold
Deal type	Vacant possession
Size	1,273 sq ft

Unit	Floor	Size sq ft
Suite 1	First	865
Suite 1A		408
Total		1,273

* All sizes NIA

More information

[Visit microsite](#)

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Contact us

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All viewings through the Sole Selling Agents,
Messrs. Graham + Sibbald.

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