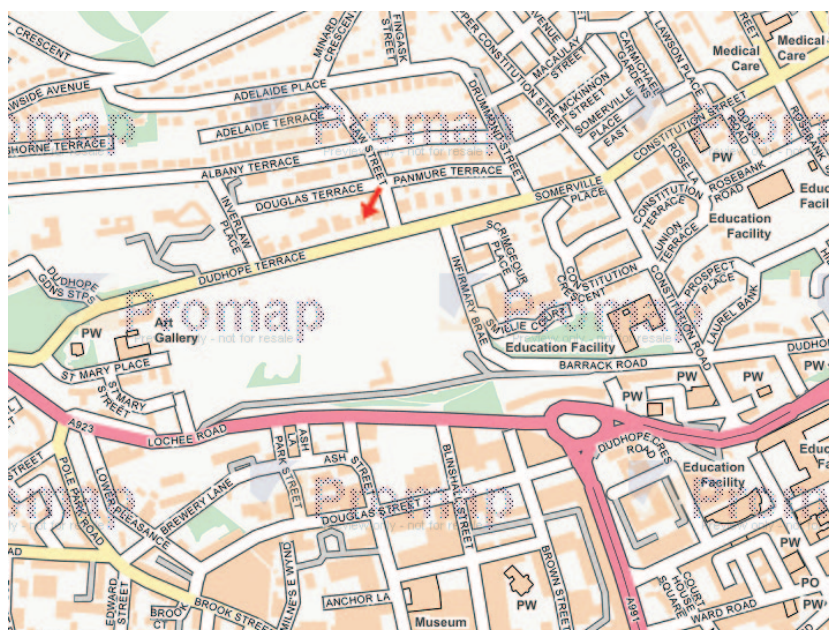
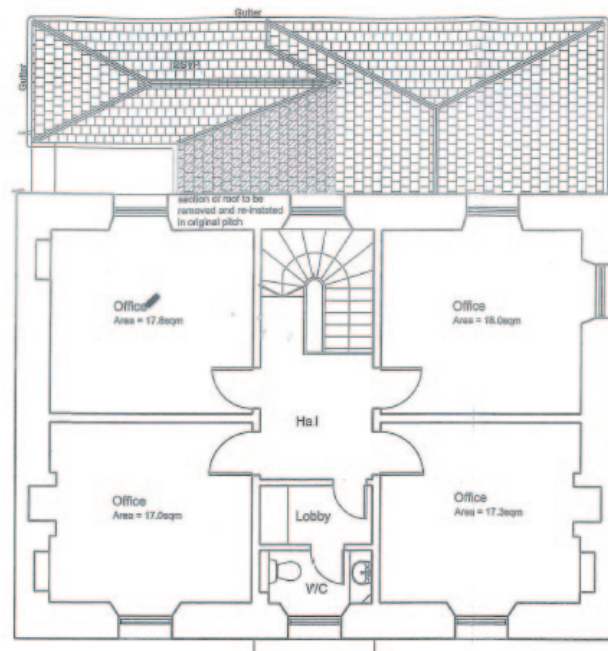
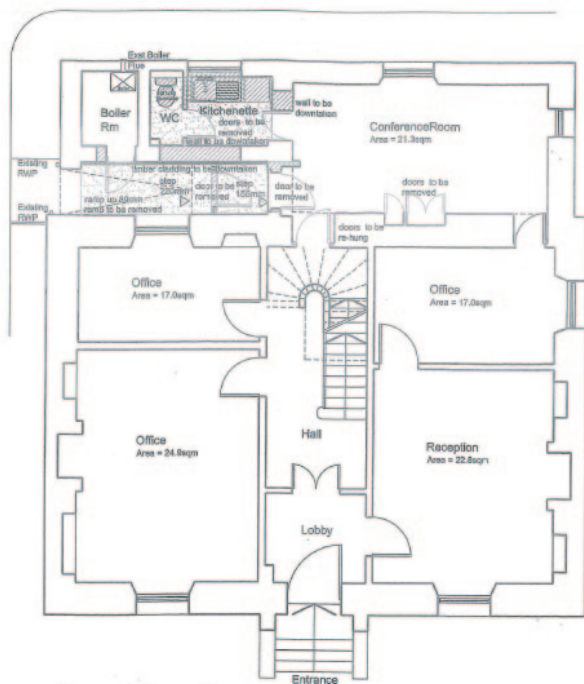




9 Dudhope Terrace, Dundee, DD3 6HG

- Whole office building.
- Situated within private grounds.
- Extends to 216.27 sq.m. / 2,328 sq.ft.
- Parking spaces for up to 10 cars.





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 90% of the country's population within 90 minutes' drive time.

The subjects are situated to the north of Dundee city centre, a popular secondary location for office space within the city. The subjects benefit from a central position, with both Dundee train station and bus station within a 10 minute walk.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects are of traditional stone construction under a pitched and slated roof. The accommodation is arranged over 3 floors, basement, ground and first, providing modernised offices. There is a traditional stone single storey extension to the rear of the property, which provides excellent reception space. Internally the subjects comprise of 11 offices, kitchen, toilet facilities and modernised reception area.

The unit benefits from being set within its own grounds extending to roughly half an acre, this includes garden and private parking.

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Gross Area to be as follows:-

216.27 SQ. M. / 2,328 SQ. FT.

Site area — 0.46 acres.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £24,100.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on standard commercial terms for a term to be agreed. Rental offers in excess of £30,000pa will be considered.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:



Andrew Dandie

Partner

andrew.dandie@g-s.co.uk

01382 200064



Euan Roger

Graduate Surveyor

euan.Roger@g-s.co.uk

01382 200 064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2018