

AVAILABLE  
PER FLOOR

LEASE  
INCENTIVES  
AVAILABLE



## Appin House, 2B North Isla Street, Dundee, DD3 7JQ

- Attractive 2 storey office available
- Extends to 182.63 sq. m. / 1,979 sq. ft.
- May suit variety of commercial uses
- Rear car parking/yard
- Excellent logistical position



## LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront.

The subjects themselves are located off North Isla Street, within a mixed commercial/industrial estate, including Radio Tay Hq amongst others. The office benefits from an excellent logistical location and is in close vicinity to the Kingsway and Dundee City Centre, along with Dens Park, home to Dundee Football Club.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise an attractive two storey terraced office building of stone construction under a pitched roof.

Internally the subjects comprise high quality office accommodation with a reception, board room, staff kitchen/area and DDA compliant toilet facilities on the ground floor. First floor accommodation provides open plan office space and further toilet.

A pend provides vehicle access to the rear where there is a small yard, suitable for car parking or external storage. There is allocated car parking spaces directly in front of the building.

The accommodation is available to be let per individual floor.

## ACCOMMODATION

We calculate the Net Internal Area of the office as follows;

GROUND FLOOR	73.77 SQ. M.	794 SQ. FT.
FIRST FLOOR	108.86 SQ. M.	1,185 SQ. FT.
TOTAL	182.63 SQ. M.	1,979 SQ. FT.

These areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).



## LEASE TERMS

The property is available on a new full repairing and insuring basis for a rent and term to be agreed.

## RATEABLE VALUE

The subjects are entered in the Valuation Role with a rateable value of £14,900.

The unified business rate for the year 2017/18 is 46.6p exclusive of water and sewerage rates.

## EPC

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## 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 Selling Agents, Messrs. Graham + Sibbald;

## To arrange a viewing contact:



### Grant Robertson

Associate

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## IMPORTANT NOTICE

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