

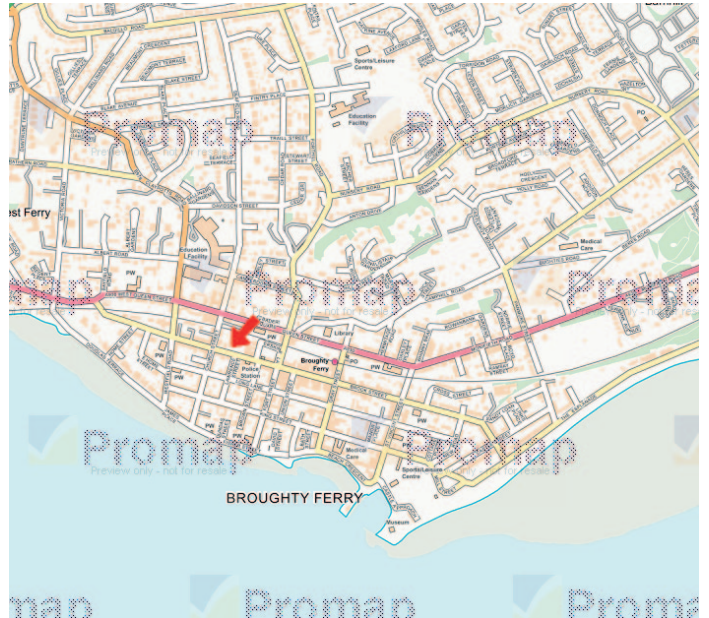


Brook House, 86 Brook Street, Broughty Ferry, Dundee, DD5 1DQ

The subjects comprise a detached stone built premises converted to office use that currently provides individual office suites.

- Attractive office space
- Car parking on site
- Various sizes of suites available
- All enquiries





LOCATION

Broughty Ferry is an affluent suburb of Dundee located approximately five miles east of the city centre. The resident population is in the region of 13,000 people. Broughty Ferry is a popular commuter location benefiting from a vibrant commercial centre at its heart, the main thoroughfares of which are Brook Street and Gray Street.

The subjects themselves are located on the South side of Brook Street which forms the main road through Broughty Ferry. The office is ideally situated in the heart of the town and is only a short walking distance from the main shopping thoroughfare. Surrounding occupiers are a mixed use of residential, retail and offices.

DESCRIPTION

The subjects comprise a detached stone built premises converted to office use that currently provides individual office suites. The offices are over 3 levels, within a 2 storey and attic traditional stone building, under pitched and slate roof.

Internally the subjects has a number of cellular offices and shared facilities in the communal area such as kitchen and toilets. Externally, at the rear of the property is secured parking facilities.

The suites are available on an individual basis.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and find the Net Internal Floor Areas of the available suites to be;

Ground Floor

Office 1 — 25.64 sq.m. / 276 sq. ft.
Office 2 — 15.42 sq.m. / 166 sq. ft.

LEASE TERMS

Individual office suites are available to let on an all-inclusive rental package. Further information is available by request to the sole letting agent Graham + Sibbald.

RATEABLE VALUE

The individual offices suites are rated and so occupiers may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices/rent quoted are exclusive of VAT however our client reserves the right to charge VAT if applicable

To arrange a viewing contact:



Grant Robertson

Associate

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IMPORTANT NOTICE

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