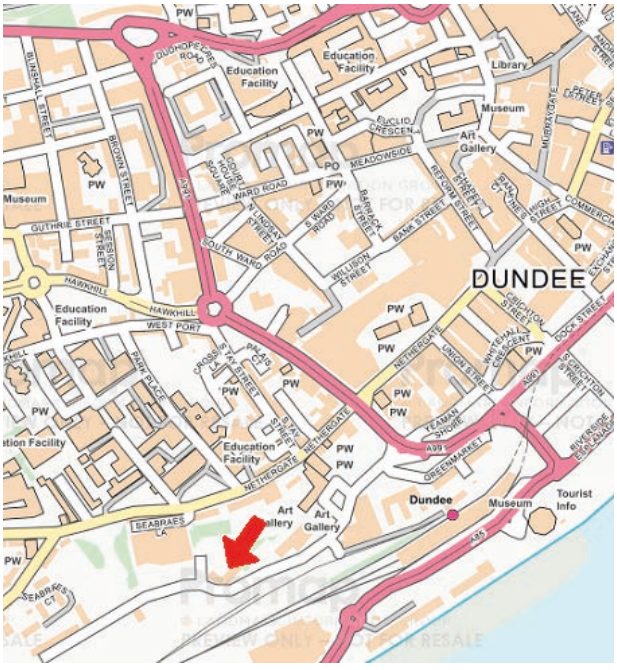
TO LET
OFFICE

GRAHAM SIBBALD



Third Floor East, Seabraes, Dundee, DD1 4QB

- MODERN OFFICE BUILDING.
- THIRD FLOOR SUITE — 4,586 SQ.FT.
- LARGE PRIVATE CAR PARK — 6 SPACES AVAILABLE
- EXCELLENT TRANSPORT LINKS.
- TENANTS INCLUDE LINDSAYS, ATOS IT SERVICES AND STV.



LOCATION

Dundee is Scotlands 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 countrys population within 90 minutes' drive time.

The subjects are located at the western end of Greenmarket, close to Dundee City Centre and the popular Perth Road. Seabraes is a well-established business location which proves popular with occupiers including Lindsays, Tag Games, STV, ATOS IT Services and RDA Architects amongst others.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise the third floor east office suite within a modern four storey detached office block. The building benefits from a modern specification including open plan office suite fully carpeted, suspended ceiling and recessed lighting, full raised access floor and air conditioning. Toilet facilities and some storage space is located within the common areas.

Extensive car parking is available on-site.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition) we have calculated the Net Internal Area to be as follows:-

426.04 SQ. M. / 4,586 SQ. FT.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £32,400.

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 £50,000pa will be considered.

EPC

Available upon request.

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:



Grant Robertson
Associate
grant.robertson@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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2018