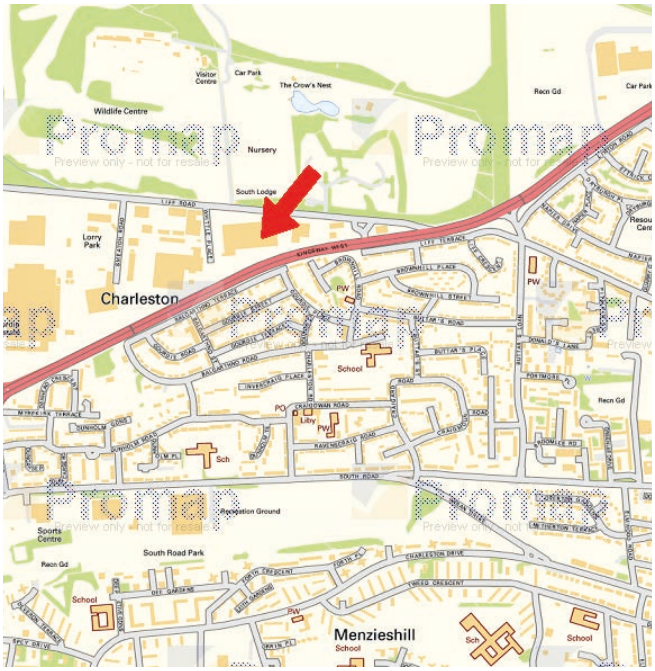
TO LET
OFFICE

GRAHAM SIBBALD



Unit 8 Kingsway Park, Whittle Place, Dundee, DD2 4US

- Office Space Available — 433.95 sq. m. / 4,671 sq. ft.
- Established Business/Commercial Location
- Extensive Car Parking
- Flexible Serviced Accommodation Also Available



LOCATION

Dundee is Scotland' fourth larger 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, centred around The V&A Dundee, Scotland's first design museum, which has recently opened.

The property is located on the Kingsway (A90), Dundee's outer ring road and the arterial route between Glasgow/Edinburgh to the south and Aberdeen to the north.

The approximate location is shown by the OS Plan.

DESCRIPTION

Kingsway Park has been created via the extensive regeneration and redevelopment of a former production facility to provide easily adaptable, modern industrial/distribution units which suit a wide variety of uses.

Office accommodation is available within a refurbished office block, contained within a single storey building. Individual serviced suites can be created, ranging from 700 sq. ft., available on flexible terms.

Male, female and disabled access toilets and kitchen facilities are provided within the common areas.

Car parking is also available on site.

Externally there is secure, common shared yard areas and car parking.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

433.95 sq. m. / 4,671 sq. ft.

Office suites ranging from 700 sq. ft. can be made available. Further details available from the sole letting agents Graham + Sibbald.

RATEABLE VALUE

The subjects are entered in the Valuation Role with a rateable value of £26,900. The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.



If the accommodation is to be split, the suites will require to be re-assessed upon occupation.

LEASE TERMS

The subjects are available on flexible lease terms, subject to availability and lease negotiations.

Further details on lease terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

SERVICE CHARGE

Available upon request

EPC RATING

C

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;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.



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: September 2018