

TO LET

CITY CENTRE OFFICES

COURTHOUSE SQUARE

1 COURTHOUSE SQUARE, DUNDEE, DD1 1NH

Prominent City Centre Office Building with Car Parking

Other occupiers include Nat West, Simpson Marwick WS, Victim Support and Wise Group.

Flexible Lease Terms available

Suites from 145 sq.m (1560 sq.ft)

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COURTHOUSE SQUARE

LOCATION

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the waterfront development has been well documented and the proposed construction of the V & A Museum will help establish Dundee as a major regional centre.

The property is positioned adjacent to the inner ring road and close to Abertay University, Dundee Sheriff Court and Overgate.

Dundee House which is Dundee City Council's Headquarters is located a short distance from the property and BT building is located adjacent.

DESCRIPTION

1 Courthouse Square comprises an imposing Category 'B' Listed 5 storey building, originally erected in 1927 as a hotel and subsequently utilised as a Sheriff Court, Sheriff Clerks Office and for many years as a telephone exchange prior to its acquisition and refurbishment in the mid 90's to create the current office facility.

There are two wings of offices off the central core at each level which provides open plan accommodation, tea prep area, ladies and gents toilet facilities and fire escape provisions.

CAR PARKING

There is a surfaced car park accessed off Rattray Street which serves the office development and provides 16 car spaces.



1 Courthouse Square provides High Quality Open Plan Office Accommodation



ACCOMMODATION

We calculate the floor area of the subjects extends to the following:

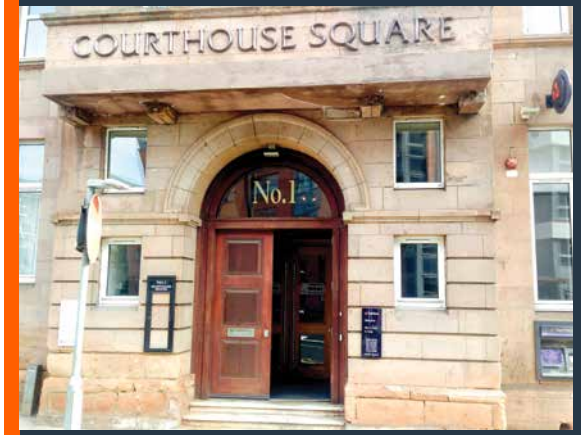
Floor	Gross		Net	
	sq.m	sq.ft	sq.m	sq.ft
Ground West	160	1,722	146.48	1,577
Second West	168	1,808	151.03	1,626
Third West	168	1,808	144.93	1,560
Fourth East	188	2,024	171.03	1,841
Fourth West	168	1,808	151.03	1,626
Total	**852**	**9,170**	**764.50**	**8230**

TERMS

Our client is inviting rental offers for a flexible period of time. Rents on application.

VAT

Prices are quoted exclusive of VAT if applicable.







VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole letting agents:

Jonathan Reid BLE (Hons) MRICS
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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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