



Basement Floor, 6 Panmure Street, Dundee, DD1 2BW

BASEMENT OFFICE ACCOMMODATION

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| Tenure | To Let |
| Available Size | 458 sq ft / 42.55 sq m |
| Rent | £4,500 per annum |
| Rates Payable | £771.90 per annum <small>Qualifying occupiers may benefit from 100% rates relief.</small> |
| Rateable Value | £1,550 |
| EPC Rating | Upon enquiry |

Key Points

- EXCELLENT CITY CENTRE LOCATION
- IMMEDIATE ENTRY
- 100 RATES RELIEF FOR QUALIFYING OCCUPIERS
- CLOSE TO DUNDEE WATERFRONT
- FLEXIBLE TERMS
- 2 ROOM OFFICE SUITE

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Description

The subjects comprise a basement floor office suite within a 3-storey stone constructed terraced building originally built late 19th century and are currently Category B Listed. The main access is provided from Panmure Street with access to the basement through a well maintained inner hall and communal stairwell.

Internally the accommodation is arranged to provide two well proportioned office rooms with additional storage space and shared kitchen and WC facilities. The accommodation is fitted out with hardwood flooring, LED panel lighting supplementing natural light provided by double glazed windows, perimeter trunking and wall mounted electric panel heating.

Location

The subjects are located on the north-west side of Panmure Street in between its junctions with Albert Square and Murraygate, one of Dundee's principal retailing areas. This is a mixed commercial and residential location, with Wellgate and Overgate Shopping Centres in close proximity, as well as numerous other retailers, office occupiers and education establishments.

The subjects are within walking distance of the Dundee Waterfront Project where ongoing regeneration includes a new outpost of the V&A Museum, a 91 room Malmaison Boutique Hotel, and a transformation of the railway station concourse which includes a hotel, café and shops.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring practice 6th Edition as follows:

Basement Floor - 42.57 sq m (458 sq ft)

Terms

The premises are available on full repairing terms at a rental of £4,500 per annum.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

NAV/RV - Office - £1,550

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Viewing Arrangements

Please contact the sole marketing agents, Westport Property, to arrange a viewing.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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