



Surplus First Floor Accommodation, 15 Balunie Drive, Dundee, DD4 8PS

Previously used for café purposes

Tenure	To Let
Available Size	2,000 sq ft / 185.81 sq m
Rent	£10,500 per annum ex VAT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Immediate Entry
- Within Popular Soft Play Centre
- May be Suitable for a Variety of Use
- Flexible Terms
- Ample Parking

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Description

The subjects form part of the first floor accommodation within a purpose build modern soft play centre building with ancillary accommodation, landscaping, easy access and car parking.

The building is finished in facing brick and roughcast at the lower levels and profiled steel cladding at the upper levels. The roof is profiled steel sheeting.

Internally, the former café area provides open plan accommodation finished to a modern specification with commercial kitchen, and access to ladies, gents and disabled toilets to the rear.

The surplus accommodation is accessed via a stairwell from the communal reception area.

Location

The subjects are located on the east side of Douglas Road and on the south side of Balunie Drive. The site is also bounded around its perimeter by a chain link fence and there are two pedestrian access points in the fence, one onto Douglas Road and the other onto Balunie Drive.

To the west of the site is the Douglasfield Leisure Park where occupiers include Odeon, Dominos and Hollywood Bowl. Residential properties are to the north, east and to the south.

Accommodation

We have measured the premises in accordance with the RICS Code of Practice to be as follows:-

Former Café / Kitchen - 2,000 sq ft

Terms

The premises are available to lease on a full repairing and insuring basis at a rental of £10,500 per annum.

Business Rates

The premises will require to be separately assessed for rating purposes.

VAT

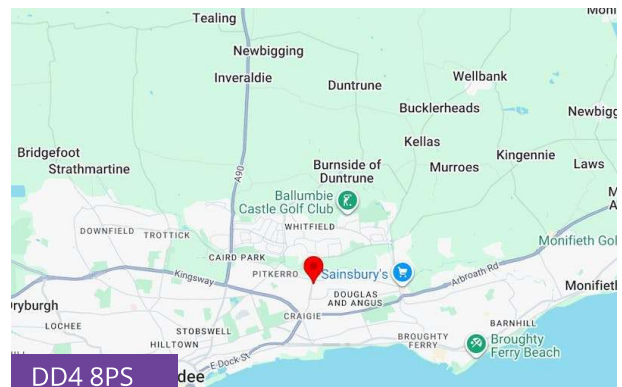
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Entry

On conclusion of legal missives or on a date to be mutually agreed.

Viewing

Strictly by appointment with the sole marketing agents, Westport Property.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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