

FOR SALE / TO LET

OFFICE PROPERTY

CITY CENTRE OFFICES

ARGYLL HOUSE, WEST MARKETGAIT, DUNDEE, DD1 1QP



- **2,195.31 SQ M (23,630 SQ FT)**
- **OFFICE SUITES FROM APPROXIMATELY 27.58 SQ M (297 SQ FT)**
- **IMMEDIATE ENTRY AVAILABLE**
- **ON SITE CAR PARKING**

LOCATION

Argyll House is located in the heart of Dundee and is accessible from the inner ring road. The subjects lie in close proximity to the Overgate Shopping Centre and Dundee Railway Station is situated within walking distance. Nearby occupiers include Lidl, Travelodge and Fat Sams Nightclub.

DESCRIPTION

The premises comprise a substantial 6 storey multi occupied building with generous car parking. Internally, the premises provide predominantly open plan office accommodation partitioned in part to create individual offices and staff break out areas.



Joint Agent:



FEATURES

- Carpet covered floors
- Power and data points via wall mounted sockets / perimeter trunking
- Kitchen / tea preparation areas
- Male and female WC facilities
- Building commissionaire
- Lift access
- Car parking

ACCOMMODATION

A variety of office suites are available from approximately 27.58 sq m (297 sq ft) to 2,195.31 sq m (23,630 sq ft). Further details are available from the joint agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the costs of Registration Dues, Stamp Duty Land Tax and VAT incurred thereon.

RATEABLE VALUE

There are a variety of suites available at Argyll House and further details on rates payments are available from saa.gov.uk or from the joint agents.

ENTRY

Upon conclusion of formal legal missives.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

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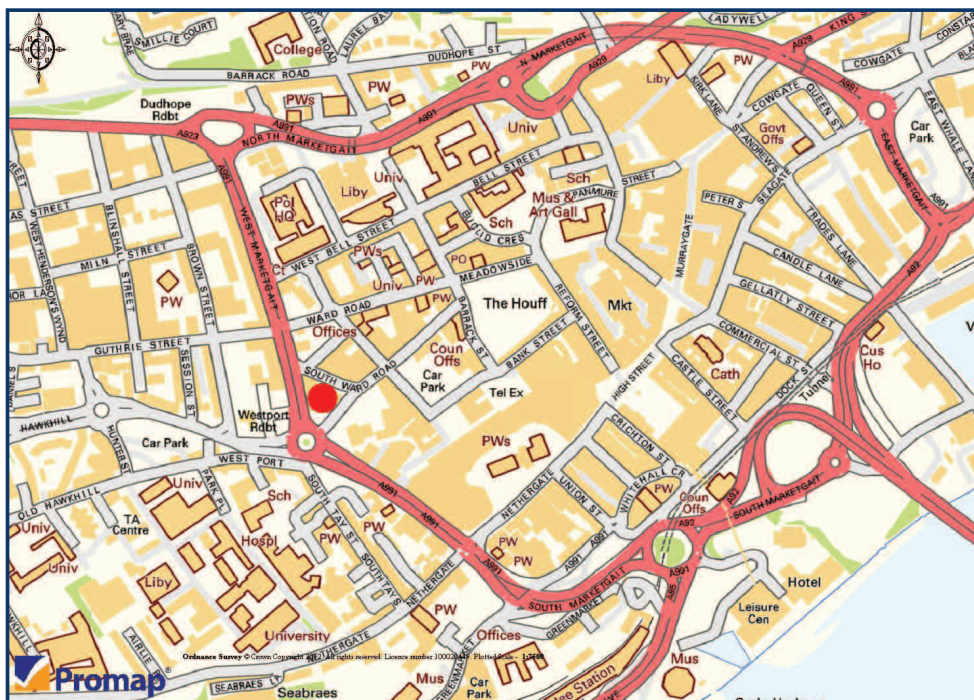
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