

## Details

Office, 7 Ward Road  
Dundee  
DD1 1LP  
City Centre  
74.88 sq.m (806 sq.ft)

## Agent(s)

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## Location

The City Centre is accessed from Marketgait, the inner ring road and Dock Street (A92), the A92 being a main arterial route between Aberdeen and Fife. Murraygate, the main shopping precinct in Dundee, is a bustling area with many household names, including Marks & Spencer, Tesco & Costa. Various streets run perpendicular to Murraygate, most notably Commercial Street, Castle Street and Reform Street, occupied by nationals and independents and is flanked by the Wellgate Centre, on the East and the Overgate Centre, on the West.

## Description

The subjects comprise a first floor office suite situated to the rear of a 3-storey stone constructed terraced building originally built late 19th century and are currently Category B Listed. The main access is provided from Ward Road with access to the upper floors through a well maintained inner hall and communal stairwell. Internally the accommodation is arranged to provide cellular rooms which provide flexible commercial accommodation with potential for office/studio/treatment rooms/salon use with additional reception / waiting area, storage space and WC facilities. The accommodation is fitted out with a mixture of carpet and vinyl flooring, fluorescent strip lighting supplementing ample natural light through single glazed sash windows and wall mounted electric panel heaters.

# Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring practice 6th Edition as follows:
- First Floor - 74.88 sq. m (806 sq. ft)

# Other Relevant Information

- The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-
- NAV/RV - Office - 5,800
- Qualifying occupiers may benefit from 100 rates relief under the Small Business Bonus Scheme.

# Terms

Price - £65,000

# Rates

Rateable Value - £5,800

# Last Updated

10/04/2024

# Brochures

[View Agents Brochure](#)

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