



Details

Office, 46 Dock Street
Dundee
DD1 3DR
City Centre
167.13 sq.m (1,799 sq.ft)

Agent(s)

Westport Property
3 Old Hawkhill
3 Old Hawkhill
Dundee
DD1 5EU
Phone: 01382 225517
fergus@westportproperty.co.uk
<http://www.westportproperty.co.uk>

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 currently comprise a modern office suite with an extensive fully glazed frontage to Dock Street, which form part of the Holiday Inn Express Hotel, a modern mixed use city centre development. Internally, the subjects are

predominately open plan in nature with demountable stud partition walls arranged to provide a reception and waiting area, 4 no. offices, a kitchen / staff breakout area and ancillary WC and storage facilities. The space is bright and modern throughout and may suit a variety of commercial uses such as retail, restaurant or caf", subject to the appropriate consent being obtained. The opportunity provides an unrivalled premises situated in one of the busiest and most visible sites available in Dundee City Centre.

Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-
- Ground Floor 167 sq m (1,799 sq ft)

Terms

Lease Details - The property is offered on a new full repairing and insuring lease at a rental to be negotiated.

Rates

Rateable Value - £20,700

Last Updated

10/04/2024

Brochures

[View Agents Brochure](#)

The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy.