



## Details

### Nethergate Business Centre

Nethergate Business Centre

Dundee

DD1 4ER

City Centre

231 sq.m (2,486 sq.ft)

## Agent(s)

### Westport Property

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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

Available From: Immediately

- The unit comprises a ground & first floor office suite which forms part of the Nethergate Business Centre development and are accessed from Nethergate via an attractive refurbished common mall area.
- The suite has full window frontage to the mall of the Business Centre. A disabled toilet facility is situated within the mall.
- The units can be refurbished to an agreed specification to suit individual tenant requirements.
- There is a gas fired radiator central heating system serving each unit.

## Accommodation

- We have measured the floor area in accordance with the RICS Code of Measuring Practice to be as follows:
  - Unit 10 - 231 sq. m (2,489 sq. ft.)
  - Unit 11 - 155 sq. m (1,664 sq. ft)

## Other Info

- The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-
  - Unit 10 - Office ' NAV / RV - £25,000
  - Unit 11 - Office ' NAV / RV ' £17,600
- Any new occupier may benefit from 100% business rates discount for their first year under Fresh Start Relief.

## Terms

Lease Details - The premises are immediately available by way of a new full repairing and insuring lease for a terms to be negotiated. Rent unit 10 - £24,890 per annum ex VAT Rent Unit 11 - £16,640 per annum ex VAT Rent - per annum

## Rates

Rateable Value - N/A

## Last Updated

23/12/2025

## Brochures

[View Agents Brochure](#)

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