



## Details

Dundee

DD1 3EW

Central Waterfront

511.62 sq.m (5,507 sq.ft)

## Agent(s)

### Westport Property

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## Location

The Central Waterfront is the focal point for Dundee Waterfront which has involved the demolition of bridge ramps, roads and buildings, which previously separated the city centre from the waterfront. A new grid iron street pattern is being created, to reconnect the city with the waterfront to produce a stunning space that will be dominated by the award-winning V&A Dundee opens in September, the only design museum outside of London. The city was also announced as the only UK UNESCO City of Design in 2014. A new rail station has been built incorporating Sleeperz Hotel. Most of the land is owned by Dundee City Council

## Description

The subjects comprise a substantial ground floor commercial unit contained within a 2 storey plus

Available From: Immediately

attic stone constructed building under a pitched roof. A single storey extension with pitched concrete sheet clad roof over has been added to the rear of the building to create the main workshop accommodation. The subjects benefit from an extensive glazed frontage to both East Dock Street and Trades Lane and as such may suit a variety of commercial uses. Internally, the accommodation comprises a mixture of showroom, storage and workshop space. There are two pedestrian access points on the Trades Lane elevation along with a further two vehicle access roller doors.

## Accommodation

In accordance with the RICS Code of Measuring Practice we understand the gross internal floor areas of the subjects extends as follows; 511.6 SQ. M. / 5, 507 SQ. FT.

## Other Info

The subjects are currently entered in the Valuation Roll with a Net and Rateable Value of £31,300. The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage rates. Any new occupier would have the right the appeal this rating assessment.

## Terms

Lease Details - The subjects are available on an Internal Repairing Lease at a rental to be agreed. Further information is available from the marketing agents.

## Rates

Rateable Value - £31,300

## Last Updated

04/06/2025

## Brochures

[View Agents Brochure](#)[View Brochure](#)

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