



Details

Dundee
DD1 1DJ
City Centre
245.08 sq.m (2,638 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

Available From: IMMEDIATE ENTRY

- The subjects comprise the second floor of a mid-terraced Category B-Listed three storey and attic office building.
- Internally, the accommodation is arranged to provide two adjoining commercial suites, accessed off a central stairwell, which provide a mixture of open plan and cellular commercial space. The premises benefit from gas fired radiator heating, perimeter trunking, and inset spotighting supplementing excellent natural light provided by single glazed windows.
- WC and kitchen facilities are provided within the communal areas, and parking is available via a secure electric gated pend entrance immediately to the south of the building. The premises may be suitable for a variety of uses subject to obtaining the appropriate planning consents.

Accommodation

- We have measured the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:-
- Suite 2/1 - 117 sq m (1,258 sq ft)
- Suite 2/2 - 128 sq m (1,380 sq ft)
- TOTAL - 245 SQ M (2,638 SQ FT)
- Both suites are available separately or together

Other Info

- All prices, premiums and rents are quoted exclusive of VAT which may be payable.
- The premises are currently entered in the Valuation Roll as follows:-
- Suite 2/1 - NAV/RV - £11,000
- Suite 2/2 - NAV/RV - £13,200
- Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme

Terms

Lease Details - The premises are available on full repairing and insuring terms at a rent to be negotiated. Please contact the marketing agents for further information.

Rates

Rateable Value - N/A

Last Updated

15/12/2025

Brochures

[View 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.