



Details

Suites 3 & 4, 1st Floor, River Court

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Dundee

DD1 3JT

Central Waterfront

318.94 sq.m (3,433 sq.ft)

Agent(s)

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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 first floor suite within a landmark modern Grade A office building arranged over five floors providing the best quality accommodation within Dundee city centre. Internally, the suite provides spacious mainly open plan accommodation with additional boardroom, 2 no. large office / meeting rooms, kitchen and breakout
- area, and a server room with additional storage. The premises incorporate extensive glazing providing excellent views over the River Tay and Dundee skyline, flooding the space with natural daylight which are supplemented by recessed fluorescent LED lighting within the ceiling panels.
- Access is via a striking entrance lobby / manned reception at ground floor which leads to the lift lobby which provides two 10 to 12 person passenger lifts. The subjects are fully DDA compliant and benefit from raised access floors with 395 mm void zone.

Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-
- 319 sq m (3,433 sq ft)

Other Info

- The property is professionally managed and a service charge will be
- attributable. More information is available on request.

Terms

Lease Details - The premises are currently held on a full repairing and insuring lease expiring 17th September 2025. The current passing rent is £50,000 per annum. Our clients are seeking to sub-let or assign their leasehold interest. Longer term leases may be available, subject to agreeing terms with the Landlord. Rent - £50,000 per annum

Rates

Rateable Value - £43,100

Last Updated

15/12/2025

Brochures

[View Brochure](#)

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