

TO LET

Modern Office Accommodation

City Quay,
Camperdown Street,
Dundee, DD1 3JA



Unit 7B	1,005 sq ft
Unit 21A	1,090 sq ft
Unit 22	2,309 sq ft

- ADJACENT PROPOSED MARINA
- UNIQUE WATERFRONT LOCATION
- WITHIN DUNDEE WATERFRONT PROJECT
- LAST REMAINING UNITS

LOCATION

The subjects are located on the south side of Camperdown Street on Dundee's waterfront within the refurbished City Quay office, retail and leisure scheme.

The scheme consists of approximately 100,000 sq ft of occupied office accommodation with occupiers including a mixture of local and national operators. The premises are within the heart of the Dundee Waterfront Project where ongoing regeneration includes a new outpost of the V&A Museum. A 4 star Apex Hotel, a Holiday Inn Express, and a proposed hotel to be created within the Custom's House building are all in close proximity.

Dundee City Council are well advanced with plans which will see further investment into the area through the development of a marina around Victoria Dock, directly to the front of the accommodation. Dundee marina will be the only city centre marina in Scotland, being only a short distance from the principal city centre shopping areas.

DESCRIPTION

The subjects form part of a single storey dockside development which has been refurbished to create unique office, retail and leisure space.

The vacant units provide quality modern office accommodation with mainly open plan layouts and ancillary toilet facilities and kitchens.

AVAILABILITY

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the net internal areas to be as follows:-

Unit No.	Description	Sq.m.	Sq.ft.
7B	Open plan office with WC & kitchenette	93	1,005
21A	Open plan office with kitchen & WC's	101	1,090
22	Open plan office with 3 no. meeting rooms and WC's	215	2,309

TERMS

The accommodation is available by way of a new leases on full repairing and insuring terms at the following rentals.

Unit 7B	£13,000 per annum
Unit 21A	£14,200 per annum
Unit 22	£28,000 per annum

BUSINESS RATES

We have been verbally advised by the local assessors department that the subjects are rated in the Valuation Roll as follows:-

Unit 7B	£10,100
Unit 21A	£11,600
Unit 22	£24,600

Qualifying occupiers may benefit from 100% rates relief for premises with a Rateable Value of £15,000 or under.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Further information is available on request from the joint marketing agents.

VIEWING

Strictly by appointment by the joint marketing agents.

Westport Property
01382 225 517
fergus@westportproperty.co.uk



Graham & Sibbald
01382 200 064
Garth.Davison@g-s.co.uk



Ryden
01382 227 900
matthew.moggach@ryden.co.uk

