



TO LET

**Unit 3/3A Digital IT Centre, 10
Douglas Street, Dundee, DD1
5AJ**

**Offices
696 sq ft**

First Floor Office Suite within 5 Minutes Walk of
City Centre

- BRIGHT OFFICE SPACE
- DDA COMPLIANT
- CAR PARKING AVAILABLE BY SEPARATE NEGOTIATION
- FLEXIBLE TERMS

Location

The subjects are located on the south side of Douglas Street, a short distance west of Dundee city centre, close to its junction with Blinshall Street. The site is within the Blackness area of Dundee which accommodates a mix of uses including car showroom, trade counter, industrial, office, residential and modern student residences.

Dundee has a resident population of approximately 150,000 and a regional catchment population in the region of 340,000. The city is within 90 minutes drive time of 90% of the population of Scotland. Dundee has excellent training, research and teaching facilities and is noted as a centre of excellence for the medical research, bioscience and digital media industries.

Description

The surplus accommodation comprises a first floor office suite within a two storey building, with the main door being to Douglas Street. The building provides several suites of varying sizes which are accessed off a bright common entrance and spiral stairwell. There is shared toilet accommodation and lift access within the common areas.

Suite 3/3A is internally arranged to provide 3 rooms. Good sized individual offices with kitchenette facilities.

A secure underground garage, which form part of the main structure of the building, is accessed from Blinshall Street where car parking spaces are available by separate negotiation.

Availability

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

Floor	Sq.m.	Sq.ft.
First	64.70	696

Terms

The accommodation is available by way of a new lease on full repairing and insuring terms.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs in connection with the above transaction, with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

Viewing

Strictly by appointment by the sole agents.

Business Rates

Rates Payable: £1,701

(based upon Rateable Value: £3,650 and UBR: 49.1p)

Qualifying occupiers may benefit from 100% rates relief.

Rent

Starting rent from £4,000 per annum . No VAT applicable

Energy Performance Rating

Available upon request.



Fergus McDonald

01382 225517

07900 474 406

fergus@westportproperty.co.uk



Angela Caldwell

01382 225517

07788 661 358

angela@westportproperty.co.uk

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Westport Property Limited
Registered in Scotland SC42917

01382 225517 01382 202962
3 Old Hawkhill Dundee DD1 5EU

info@westportproperty.co.uk
www.westportproperty.co.uk

