

# First Class Office Accommodation.

- Quality offices suites of 927.9 sq. m. (9,988 sq. ft.) and 128.2 sq. m. (1,380 sq. ft.) or thereby.
- Fully refurbished building completed to high class standards while retaining period features offering modern facility and services throughout.
- Security controlled entry and fully staffed entrance/reception.



DC Thomson HQ, 2 Albert  
Square, Dundee, DD1 1DD

**TO  
LET**

Acting On Behalf  
Of DC Thomson



# Description.

## DC Thomson.

DC Thomson is a family-owned business headquartered in Dundee with a presence in London and other locations worldwide.

The business is well known and home to some of the UK's best loved media brands (established in 1905).

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The DC Thomson HQ building is a large attractive Category 'B' Listed building within the Central Conservation Area dating from 1902 with later additions to provide the current facility.

The main walls are generally of red sandstone with mainly slate roof coverings and timber and solid floors. Windows are double glazed sash and case design.

The building was completely refurbished in 2017 to the highest of standards with modern fixtures, fittings and services throughout. There is LED lighting throughout the suites which is centrally controlled and power and data is distributed under floating floors to floor boxes.

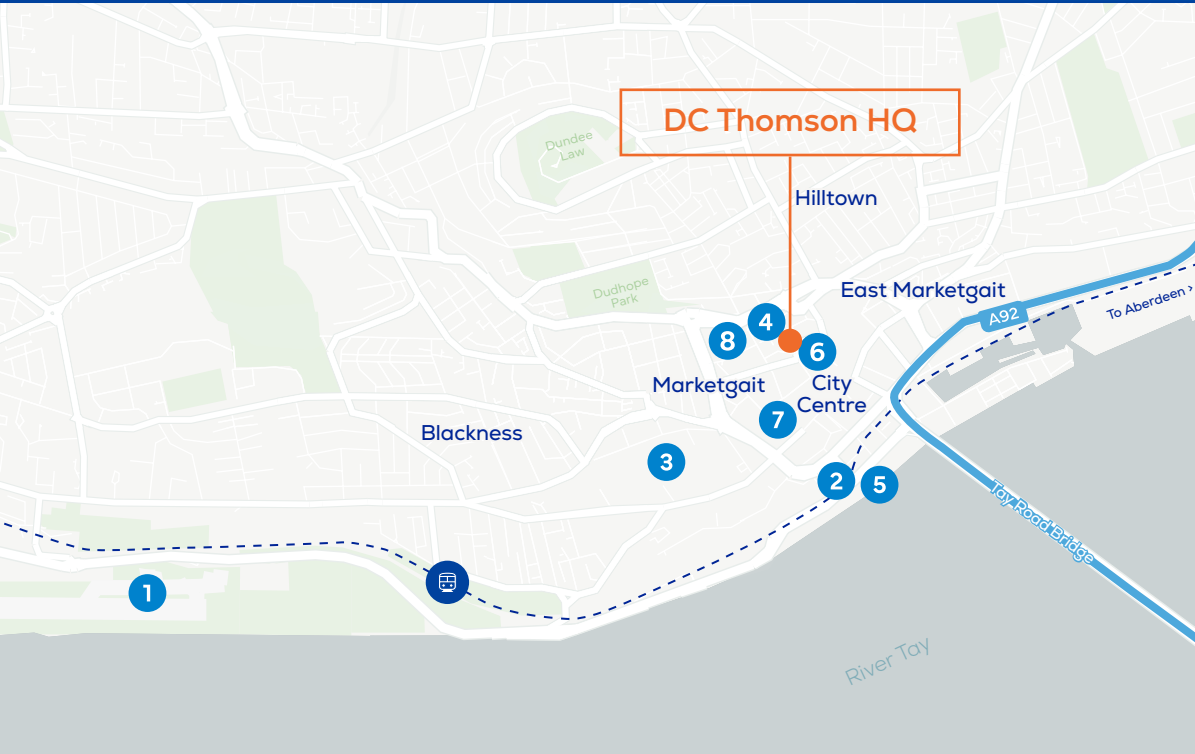
Heating and comfort cooling within the suites is by means of an electrically operated system with a gas fired boiler system serving wall mounted radiators in common areas and W.C. facilities.

The building is fully security controlled with access points via the various elevations with a 24 hour entrance/reception over and above.

Reception.



# Location.



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|---|--|
| 1 Dundee Airport   9 mins drive - 2.8 miles       | 5 V&A Dundee   12 mins walk - 0.5 miles              |
| 2 Dundee Train Station   11 mins walk - 0.5 miles | 6 The McManus   2 mins walk - 423 feet               |
| 3 University of Dundee   13 mins walk - 0.6 miles | 7 Overgate Shopping Centre   7 mins walk - 0.3 miles |
| 4 Abertay University   4 mins walk - 0.2 miles    | 8 Bell Street Hub   5 mins walk - 0.2 miles          |

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The city has its own airport with daily flights to London (London Heathrow) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The local economy is diverse with thriving sectors including life sciences and health care to digital technology and creative industries and boasts two prominent Universities: The University of Dundee and Abertay University, both offering a range of programmes and vibrant student life. The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A Museum has helped establish Dundee as a major regional centre.

Albert Square is located in the heart of the City Centre in an environmentally attractive setting and which is home to the McManus (Dundee's Art Gallery & Museum).

The main shopping area including the Overgate Shopping Centre is a few minutes' walk away. On street public parking is close to hand and nearby off street parking includes the recently refurbished Bell Street Hub, a modern green transport facility providing four levels of parking, designated spaces for electric vehicles, accessible parking, and cycle hub, designed to enhance the city's transport infrastructure and encourage sustainable travel habits.

# Accommodation.

Floor	Accommodation	Net Area Sq. M.	Net Area Sq. Ft.
Second	Offices with Coffee Stop/Kitchen and Ladies and Gents W.C. Facilities	927.9	9,988
Eighth	Offices with Coffee Stop/Kitchen and Ladies and Gents W.C. Facilities	128.2	1,380
Ninth	Offices with Coffee Stop/Kitchen and Ladies and Gents W.C. Facilities	128.2	1,380

Second Floor.



# Second Floor.



Eighth/Ninth Floor.



Eighth/Ninth Floor.



# Additional Info.

## EPC.

Copies of the EPC's can be provided upon request.

## Service Charge.

There is a fully operable service charge and the building is professionally operated/managed.

Full details can be provided.

## VAT.

The property is VAT elected and therefore VAT will be payable on the rents agreed.

## Proposal.

Our clients are seeking to share this iconic building with complimentary businesses.

The undernoted asking rents will be considered:

Floor	Asking Rent
Second	£200,000 p.a
Eighth	£30,000 p.a
Ninth	£30,000 p.a



## Gerry McCluskey.

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Anti Money Laundering Regulations.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th of June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.