

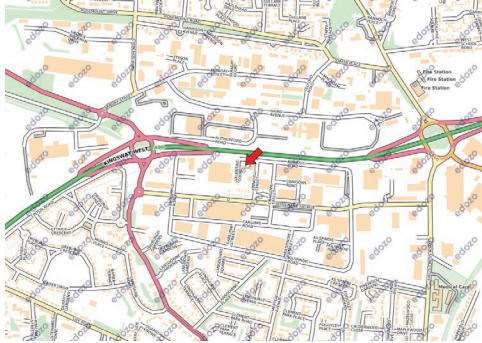
TO LET
OFFICE

 GRAHAM
SIBBALD



Unit 1A Valentine Court, Dundee
DD2 3QB

- Modern Ground Floor Office
- Full Fitout
- Excellent Logistical Location Within Popular Commercial Estate
- Car Parking On Site
- Extends to 232.3 SQ.M.
2,500 SQ.FT.



LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects are located within the established Dunsinane Industrial Estate, situated approximately 3 miles North of Dundee city centre with easy access to the Kingsway, linking to the A90.

The approximate location is shown by the OS Plan.

DESCRIPTION OF PROPERTY

The subjects comprise a modern ground floor office contained within a two storey contemporary building of brick block construction under a pitched roof. The specification includes:

- Open Plan
- Suspended Ceilings
- Recessed Lighting
- Full Raised Access Floor
- Comfort Cooling
- WC (inc disabled) facilities
- Designated on-site car parking
- Fully Carpeted
- Boardroom

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

Floor	Sq. m.	Sq. ft.
Ground	232.3	2,500

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £18,800.

The unified business rate for the year 2024/25 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let at a rent of £30,000 per annum. Further information is available from the Sole Letting Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison
Director
Garth.Davison@g-s.co.uk
01382 200064



Charles Clark
Graduate Surveyor
Charles.Clark@g-s.co.uk
01382 200064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2024