FOR SALE
COMMERCIAL AGENCY

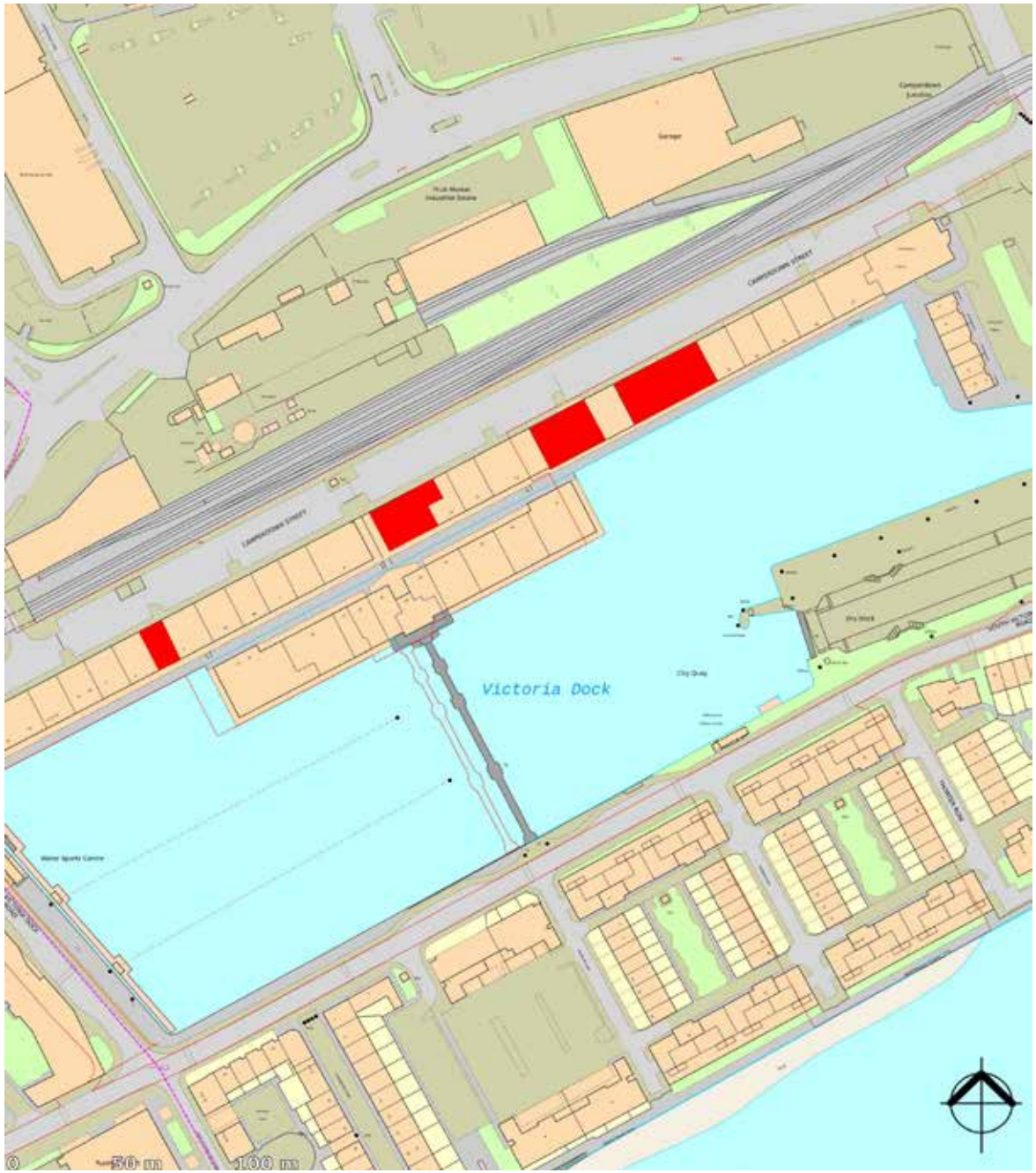
CITY QUAY PORTFOLIO

GRAHAM SIBBALD



Camperdown Street
Dundee
DD1 3JA

- Rare portfolio purchase
- Popular waterfront location
- Established business location
- Car parking available
- Various asset management opportunities
- Offers in the region of £1,500,000 invited
- Circa 25% discount from aggerate Market Value
- Part income producing



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 City Quay area of Dundee immediately to the south of the City Centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings. The City Quay location is a 5 minute walk from the Dundee Bus Station and less than 10 minutes walk from the railway station and V&A Museum.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects can be described in more detail as follows;

Unit 5a – The subjects comprise high quality and modern, ground floor retail/office accommodation contained within a single storey terrace of similar units. The property has the benefit of a glazed display frontage and is accessed from the north elevation, directly off the car park. Internally the property is modern throughout and largely open plan, flexible to suit a future tenants fit out. WC and staff facilities are provided. The subjects are currently vacant.



Unit 5a

Unit 10 – The subjects comprise a ground floor office currently let to Capability Scotland. Capability Scotland have recently extended their lease for a further 5 years from 11/2026 which incorporates a tenant break option at year 3. The rent passing has increased to £40,000 pa. Capability are a long standing tenant.



Unit 10

Unit 27 – The subjects comprise high quality and modern, ground floor office accommodation contained within a single storey terrace of similar units. The property has the benefit of a glazed display frontage and is accessed from the north elevation, directly off the car park. The southern elevation overlooks the Marina. Internally the property is modern throughout and a mixture of cellular and open plan, flexible to suit a future tenants fit out. WC and staff facilities are provided. The subjects are currently vacant.

Unit 28 – The subjects comprise high quality and modern, ground floor office accommodation contained within a single storey terrace of similar units. The property has the benefit of a glazed display frontage and is accessed from the north elevation, directly off the car park. The southern elevation overlooks the Marina. Internally the property is modern throughout largely offering individual/private offices off an open plan reception area. Accommodation is flexible to suit a future tenants fit out. WC and staff facilities are provided. The subjects are currently vacant.



Unit 27



Unit 28

Unit 30 – The subjects comprise a ground floor office currently let to Urban Foresight. The lease to Urban Foresight expires 11/09/2027 and the passing rent is £35,000 per annum. Urban Foresight are a longstanding tenant.



Unit 30

Unit 31/32 – The subjects comprise a ground floor office currently let to Brewin Dolphin. The lease to Brewin Dolphin expires 25/03/2033, subject to a tenant break option in 03/2028. The passing rent is £57,500 per annum. Brewin Dolphin are a longstanding tenant.

OPPORTUNITY

The portfolio for sale is a mixture of vacant and tenanted units. A future purchaser will have the opportunity to asset manage the subjects and increase rents via future leasing opportunities and any upcoming lease events.



Unit 31/32

ACCOMMODATION

We have measured the subjects to arrive at the following Internal Areas:

UNIT	(SQ.M)	(SQ.FT)
5a	193.94	2,087
10	376.00	4,047
Shed 27 - 27	197.41	2,125
Shed 27 - 28	171.68	1,848
Shed 27 - 30	185.00	1,991
31/31	345.41	3,718

RATEABLE VALUE

The subjects have a Net and Rateable Value as per the valuation roll as follows;

UNIT	RATEABLE VALUE
5a	£16,400
10	£51,000
Shed 27 - 27	£25,100
Shed 27 - 28	£21,800
Shed 27 - 30	£27,600
31/31	£47,800

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

PRICE

The subjects are available For Sale with an asking price in the region of £1,500,000.

FURTHER INFORMATION IS AVAILABLE FROM THE SOLE LETTING AGENTS.

Viewing + Office Address Viewing is through the Sole selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



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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. Date Published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.