To Let
Workshop/Industrial

GRAHAM SIBBALD



5 Park Street
Dundee
DD1 5AX

- Established Commercial Location
- Close Proximity to City Centre
- Good Access to Kingsway A90
- May Suit a Variety of Uses - STC
- Extends to approx. 147.62 sq.m. / 1,589 sq.ft.

LOCATION

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

More precisely, the subjects are located approximately one mile west of Dundee City Centre on the west side of Park Street close to the junction with Douglas Street to the south. The surrounding area provides a mix of commercial tenants within a popular mixed use area. The location allows for easy access to Dundee outer ring road/Kingsway.

DESCRIPTION

The subjects comprise a ground floor workshop accessed directly from Park Street. The subjects are of traditional stone and slate construction which is 2 storey in height. The subjects may suit a variety of uses subject to consents. Internally, the subjects provide workshop/storage space.

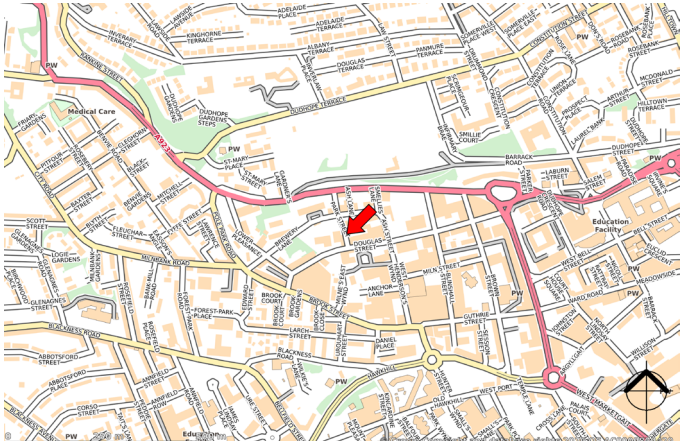
ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Internal Floor Area:

Address	Size (SQ.M.)	Size (SQ.FT.)
5 Park Street	147.62	1,589

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £4,400.



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

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

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

EPC

Available on request.

TERMS

The subjects are available To Let at a rent of £11,250 per annum on standard commercial terms to be agreed. Further information is available from the Sole Letting Agents.

VIEWING

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

To arrange a viewing please contact:



GRANT ROBERTSON
Senior Director
grant.robertson@g-s.co.uk
07900 265 516



CHARLES CLARK
Commercial Property Agent
charles.clark@g-s.co.uk
07423 693 461

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: November 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.