TO LET

LAST REMAINING OFFICE SUITE AVAILABLE

GRAHAM SIBBALD

Seabraes House, Greenmarket, Dundee, DD1 4QB

- Modern Office Building
- Suite Extends to 2,857 sqft
- 5 Car Parking Spaces
- Excellent Transport Links
- Tenants include Lindsays and Caledonia Housing

LOCATION

Dundee is Scotlands 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 countrys population within 90 minutes' drive time.

The subjects are located at the western end of Greenmarket, close to Dundee City Centre and the popular Perth Road. Seabraes is a well-established business location which proves popular with occupiers including Lindsays, Caledonia Housing, and RDA Architects amongst others.

The approximate location of these subjects is shown by the OS Plan to the side.

DESCRIPTION

The subjects comprise various suite sizes within a modern four storey detached office block. The building benefits from modern specification including open plan suites fully carpeted, suspended ceiling and recessed lighting. Toilet facilities are located within the common areas.

5 car parking spaces are included.

AVAILABILITY

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

Suite	Sq m	Sq ft
3rd Floor West	265	2,857

LEASE TERMS

The subjects are available To Let on Full Repairing and Insuring Terms. Further rent and service charge information available on request.

Rent: £40,000pa

RATEABLE VALUE

The subjects have a Net and Rateable Value of £31,300.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

EPC

Available upon request.

VAT

All figures are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

For any queries or 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.
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