

To Let First Floor Office



Unit 6A Fairbairn Street, Dundee, DD3 7JZ

- Established commercial location.
- Close to Dundee city centre.
- Easy access to city's outer ring road.

Size— 195 sq.m. (2,095 sq.ft.)

Viewing strictly by appointment with joint letting agents.

Contact:

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Location

The premises are located approximately one mile to the north of Dundee city centre on the north side of Fairbairn Street.

The subjects sit in close proximity to the adjacent Tannadice Park, and the surrounding mix of property is predominantly industrial and residential.



Description

A converted Mill complex, the premises provide a range of flexible industrial & office units.

Unit 6A provides open plan and cellular office accommodation which is available for immediate occupation.

Accommodation

We have calculated the net internal area of the subjects to be as follows:-

Suite No.	Sq.m.	Sq.ft
Suite 6A	195	2,095

Rent

£12,500 per annum ex VAT (inclusive of service charge and insurance).

Rating

The subjects require to be separately assessed for rating purposes.

The uniform business rate for commercial premises is currently 49.1 pence in the pound for the Financial Year 2020/2021. Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme.

VAT

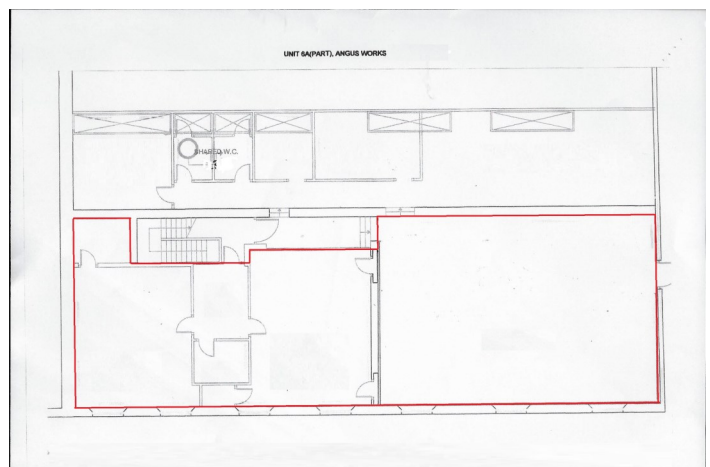
Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

Energy Performance Certificate (EPC)

The premises have a current EPC rating of 'E'.

Legal Costs

Each party is responsible for their own legal costs in connection with the above transaction, the tenant being responsible for any LBTT and VAT liability incurred thereon.



Viewing

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