WESTPORT PROPERTY
CHARTERED SURVEYORS

Office, Serviced Office
TO LET



Lower Ground Floor, Block 5 Seabraes Mill,2 Seabraes Lane, Dundee, DD1 4NX

HIGH QUALITY SERVICED OFFICE ACCOMMODATION

Tenure	To Let
Available Size	2,352 sq ft / 218.51 sq m
Rent	£40,000 per annum inclusive of utilities, service charge and Wi-Fi.
Rates Payable	£13,612.30 per annum
Rateable Value	£28,300
EPC Rating	Upon enquiry

Key Points

- 600 MB WIFI
- 24/7 ACCESS
- ADJACENT TO PERTH ROAD
- PART OF THE VISION BUILDING NETWORK
- PASSWORD PROTECTED AP FOR INDEPENDENT WIFI
- CCTV
- ONSITE BIKE PARKING

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Description

Block 5 is split across two distinct levels and accommodates a range of companies - from creative gaming start-ups, to small but growing organisations. And everything in between.

After a significant refurbishment, the building boasts new flooring, pristine decorative finishes, and all-new fitted bathrooms, kitchens and shower areas.

And because it's part of the bigger Vision building, Block 5 residents will get access to that existing community of local designers, makers, and other creative businesses, as well as physical resources - like the atrium that's used for events, and so much more.

Location

The subject are located on Seabraes Lane which is located on the south side of Perth Road approximately 1 km west of Dundee city centre.

Perth Road is a busy main bus route and arterial route. This is a mixed commercial and residential area characterised by a good mix of cafes/restaurants, licensed premises and retail units, and the property is located at the western edge of the main city centre campus of the University of Dundee.

This is also a popular and densely populated residential area, mainly private residential flats, with a good proportion of these being student occupied flats.

Terms

The premises are available on full repairing and insuring terms at a rental of £40,000 per annum (inclusive of utilities, service charge, Wi-Fi and buildings insurance).

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

218 sq m (2,352 sq ft)

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

Offices - NAV / RV - £28,300 (i.e. approx. £13,612.30 payable)

VAT

All prices, premiums and rents are quoted exclusive if VAT.

Energy Performace Certificate

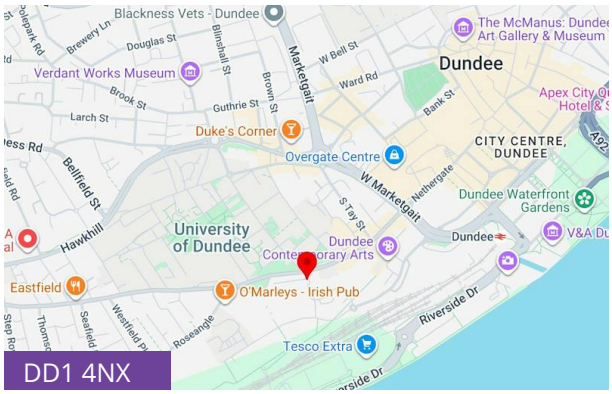
Available on request.

Viewing

Please contact the marketing agents, Westport Proerty, on 01382 225 517 to arrange a viewing.







Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

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