WESTPORT PROPERTY
CHARTERED SURVEYORS

Office
TO LET



Unit 6A Fairbairn Street, Dundee, DD3 7JZ

OFFICE / STUDIO SPACE

Tenure	To Let
Available Size	775 sq ft / 72 sq m
Rent	£5,500 per annum ex VAT
Rates Payable	£1,596.92 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,320
EPC Rating	Upon enquiry

Key Points

- Established commercial location
- Easy access to city's outer ring road
- May be suitable for alternative uses subject to planning
- Close to Dundee city centre
- Flexible & attractive terms

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Description

Situated within a converted mill complex, the premises offer a range of flexible industrial and office accommodation. Unit 6A comprises an open-plan first-floor office/studio space, benefiting from vinyl flooring, fluorescent strip lighting, and ample natural light provided by skylights. The unit also benefits from electric panel heating.

The premises are available for immediate occupation and may be suitable for a variety of uses, subject to obtaining the necessary planning consents.

Communal kitchen and toilet facilities are available for occupiers.

Ample on-street parking is available directly outside the premises and along the adjacent Neish Street.

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.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £5,500 per annum ex VAT, rates and service charge.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Accommodation

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

71.99 sq m (775 sq ft)

Business Rates

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

Studio - £3,100
Store - £220

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Service Charge

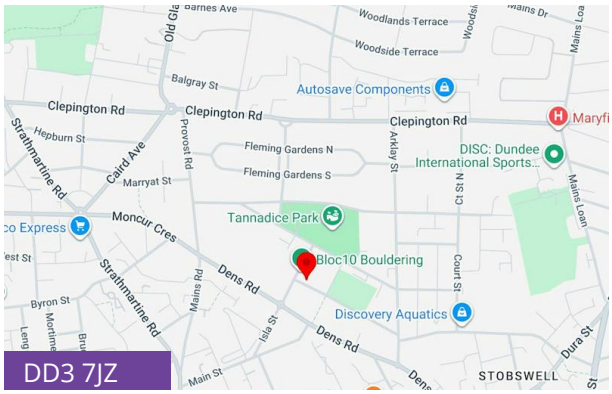
A service charge for maintenance, cleaning, lighting and repairs of the common areas is applicable. Electricity for the suite is also included. The current estimate for this financial year is £1,550 ex VAT. The annual building insurance premium is approximately £250 ex VAT.

Viewing

Please contact the marketing agents on 01382 225 517.







Viewing & Further Information



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