

TO LET

PRIME OFFICE SPACE
2,637 SQFT (245 SQM)

ONE

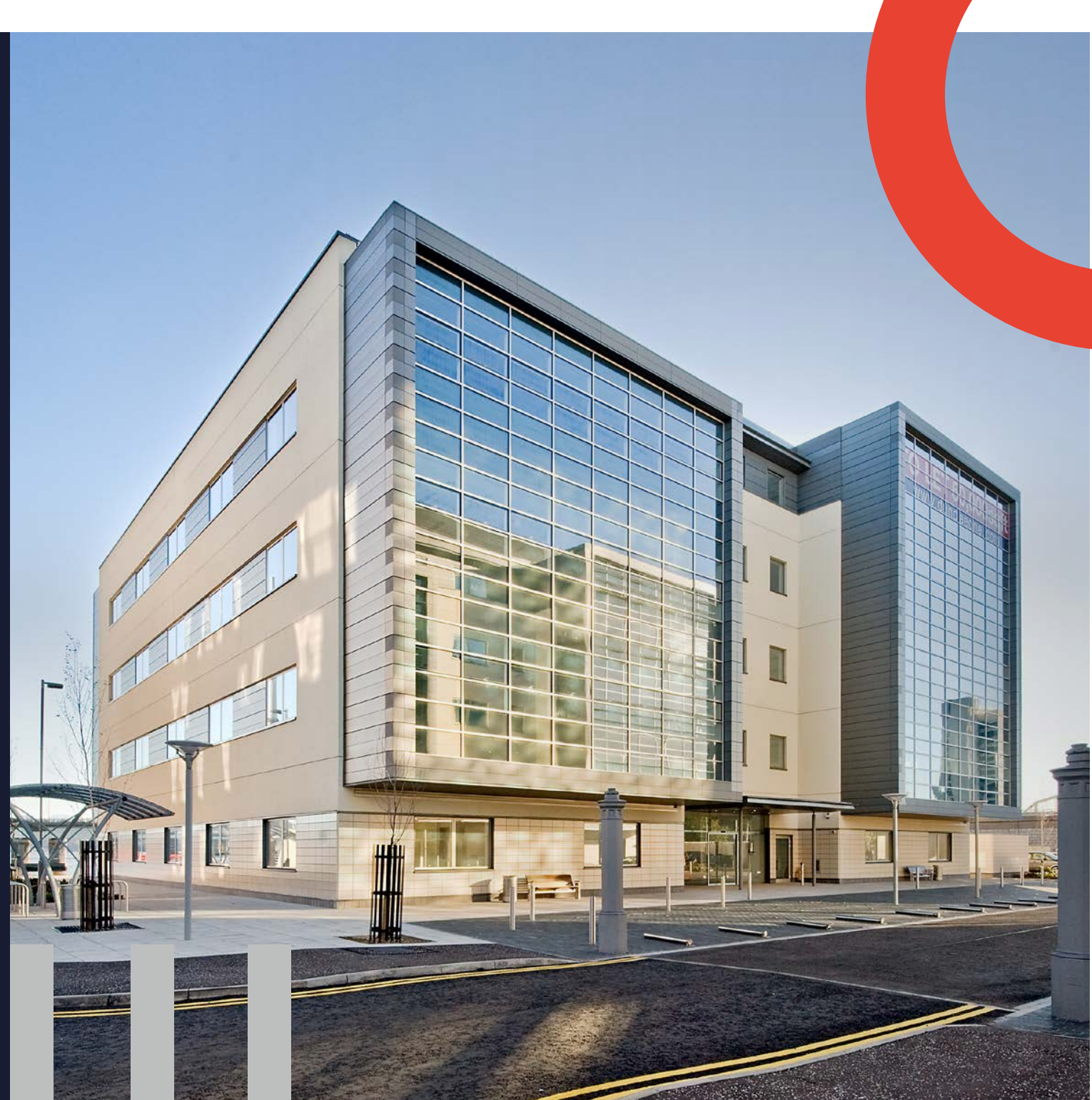
DUNDEE
ONE



River Court
5 West Victoria Dock Road
Dundee | DD1 3JT

[CLICK TO FIND ON GOOGLE](#)

- > Grade A Office building
- > Prime waterfront location
- > BREEAM energy rating of Excellent
- > Fully DDA Compliant
- > Parking, cycle store and showers available
- > Existing fit out can be made available



LOCATION

Dundee is Scotland's fourth largest city with a resident population of around 150,000 people and 500,000 people within the primary catchment area. The city is located on the north bank of the River Tay, approximately 60 miles north of Edinburgh, 65 miles south of Aberdeen, and 80 miles east of Glasgow. Dundee is strategically located with 90% of Scotland's population within a 60 minute drive time. The city is served by excellent road, rail and air links.

With Two universities and the world class Ninewells teaching hospital and two Wellcome Research Centres, coupled with a very strong bio-medical and digital arts sector, Dundee is at the forefront of creative industries, research and development.

The property is located on Dundee's hugely successful waterfront and at the heart of the city. The £1 billion transformation has included major projects including the V&A, a new railway station and new hotels.

FIND ON GOOGLE 

DESCRIPTION

The subjects comprise the second-floor southeast suite of Dundee One with commanding views over the city, River Tay and the V&A. The building benefits from the following specification

- > On site building manager during office hours
- > CAT5 cabling
- > One car space available
- > Heating and comfort cooling
- > 2x 12-person passenger lifts
- > Fully DDA Compliant
- > High quality separate male and female toilets and a unisex shower on each floor
- > Raised floors and suspended ceilings
- > LED Lighting
- > Cycle storage
- > Emergency 24 hour building management
- > EPC: C

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately 2,637 sqft (245 sqm).

DUNDEE IS AT THE FOREFRONT OF CREATIVE INDUSTRIES

LEASE TERMS

Our clients are seeking to let this on a minimum 5 year lease.

RENT

Available on Request

SERVICE CHARGE

The property is professionally managed and a service charge will be attributable. More information is available on request.

RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable value of £30,400

LEGAL COSTS

Each party shall be responsible for their own incurred costs; however, the ingoing party shall be responsible for any registration dues, Land and Buildings Transaction Tax and any other expenses.

VAT

All prices are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.



VIEWING

For further information or to arrange a viewing, lease contact the joint letting agents:

Angus Thomson MRICS
E Angus.thomson@ftlinden.com
T 0131 226 6287

John Morton MRICS
E John.morton@ftlinden.com
T 0131 226 6287

FT Linden Ltd
28 Stafford Street
Edinburgh | EH3 7BD

ftlinden.com

Andrew Dandie
E Andrew.dandie@g-s.co.uk
T 01382 200 064

Grant Robertson
E Grant.robertson@g-s.co.uk
T 01382 200 064

Graham and Sibbald
Seabraes House / 18 Greenmarket
Dundee / DD1 4QB

GRAHAM SIBBALD

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 and Ryden 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 and Ryden 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. A list of Partners can be obtained from any of our offices. 6. Date of Publication: March 2024.

Designed by thefifthhouse.co.uk