

DM HALL

To Let

Modern City
Centre Office
Suites

Seagate House
132-134 Seagate
Dundee
DD1 2HB



46.17 — 656.97 SQ M
497 — 7,071 SQ FT

Property Details

- Fully Refurbished Open Plan Offices
- Prime City Centre Location
- Convenient Bus Station, Waterfront & Tay Bridge Location
- Ground Floor Office/Retail Available
- Part 2nd and Whole 3rd Floor Offices Available
- Fit-out Packages Available

LOCATION:

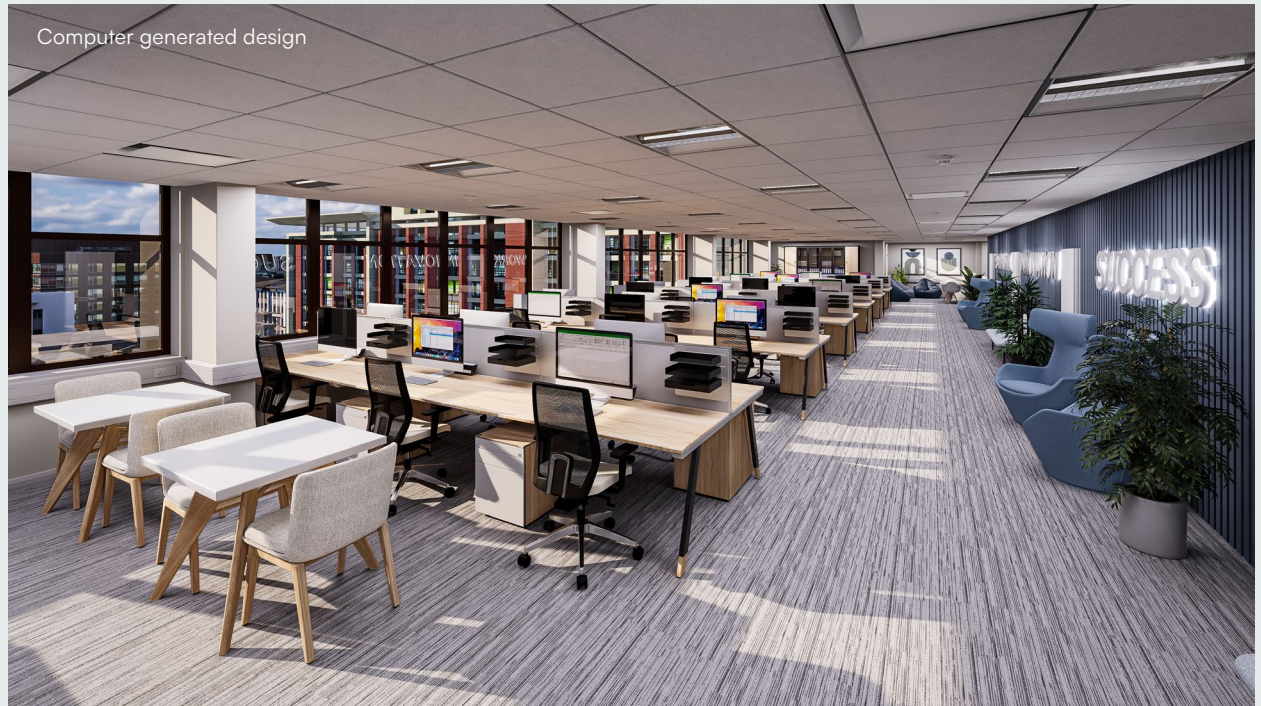
Seagate House is situated on the north side of Seagate, between its junction with Trades Lane and the East Marketgait Roundabout.

The property is very conveniently located with Dundee Bus Station, Olympia Leisure Centre, Gallagher Retail Park and Wellgate Shopping Centre within the immediate vicinity. Dundee's £130m Eden Project is expected to transform the surrounding area adjoining East Dock Street into a major visitor attraction.

Public transport links are excellent with major local and national bus operators servicing Seagate as well as Dundee Train Station within 10 minutes walking distance. The Tay Road Bridge is directly south of Trades Lane for ease of travel to Fife. Car parking is available within the building alongside numerous nearby car parking facilities

Occupiers with the building include Dundee Carers Centre, DVSA Theory Test Centre, Pocket Sized Hands and Coffee @ 124.

Computer generated design



Computer generated design



DESCRIPTION:

Seagate House is a concrete framed four storey building offering a mix of café and retail premises on the ground floor and contemporary open plan office suites on upper levels.

Internally, the subjects benefit from the following:

- Refurbished open plan office accommodation
- Suspended ceiling with integrated lighting
- Carpet tiled flooring
- Modern dedicated WC facilities
- Gas fired central heating
- Refurbished entrance with CCTV security
- 6 person passenger lift
- Buzzer door / key fob entry system
- Car parking spaces available
- Fit-out packages available

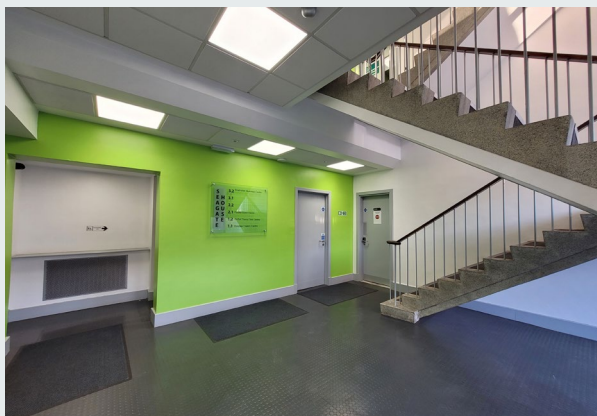
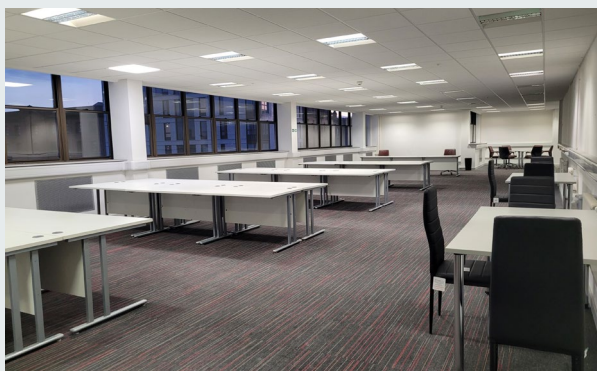
ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Office/Retail	46.17	497
Second (East Wing)	Office	201.0	2,163
Third (East Wing)	Office	201.0	2,163
Third (West Wing)	Office	208.8	2,248
Total		656.97	7,071

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



Property Details

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are entered in the 2023 Valuation Roll with the following.

FLOOR	ACCOMMODATION	RATEABLE VALUE
Ground	Office/Retail	To be assessed
Second (East Wing)	Office	£11,200
Third (East Wing)	Office	£11,200
Third (West Wing)	Office	£11,800

It should be noted under the terms of the Small Business Bonus Scheme, the suites are individually eligible for 100% rates relief.

RENT:

Rent on application.

LEGAL COSTS:

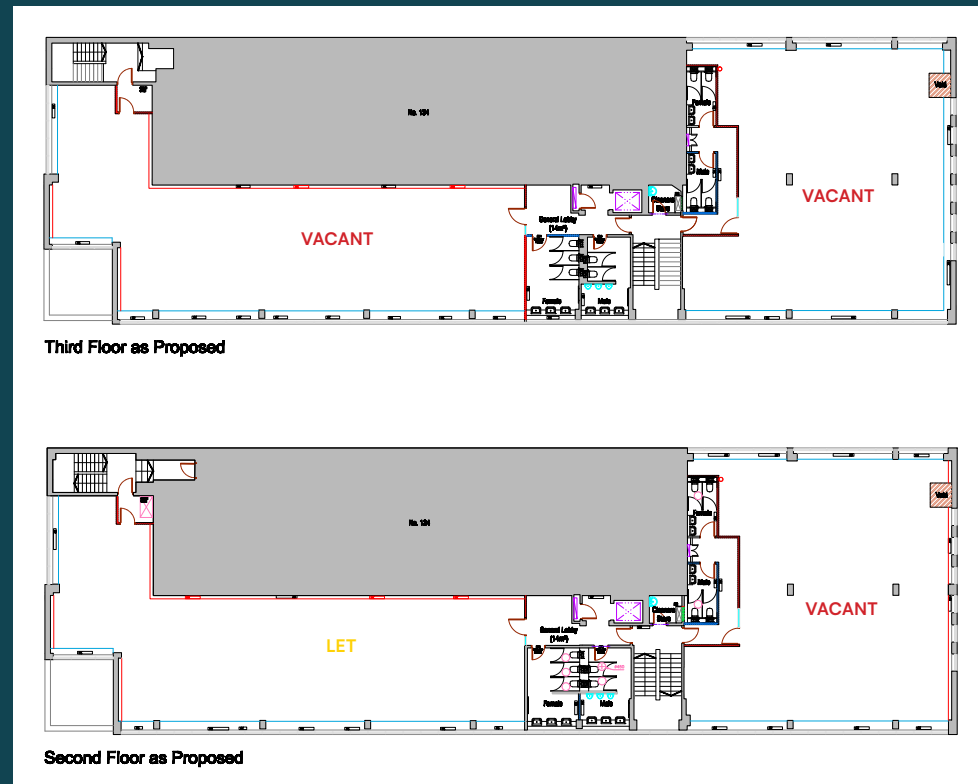
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

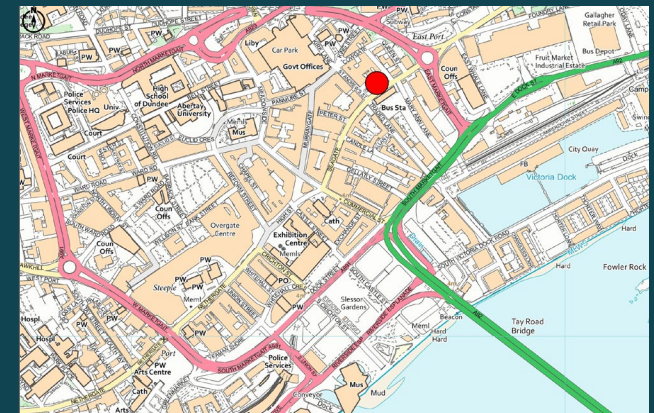


Make an enquiry

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Camperdown Street,
Dundee, DD1 3JA
01382 873 100

Sadik Chowdhury
dundeeagency@dmhall.co.uk



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