



**Graham
& Sibbald**

**TO LET
OFFICES**



**148 WEST MARKETGAIT,
DUNDEE, DDI 1NJ**

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- SUPERB CITY CENTRE LOCATION
- ADJACENT TO TRAVELODGE
- ATTRACTIVE OPEN PLAN SPACE
 - 6770 SQ. FT./629 SQ. M.
 - EXTENSIVE FRONTAGE

148 WEST MARKETGAIT, DUNDEE

OFFICES

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000. The city acts as a regional centre with a catchment population in excess of 500,000. The city benefits from excellent road links to the rest of the country via the A90/M90 network while Dundee railway station is situated on the main east coast rail line. Dundee Airport provides direct flights to London City, Birmingham and Belfast.

The subjects are located on the West Marketgait, part of the city's inner ringroad, in an established business district of the city with office, leisure and residential properties in close proximity. The city's Travelodge is situated adjacent with the site immediately to the south currently being developed to provide a mix of leisure, retail and office premises including a Grosvenor Casino.



DESCRIPTION

The subjects comprise the ground floor of a 3 storey landmark former mill building which has been extensively refurbished to create the present accommodation.

The ground floor suite has extensive frontage to the West Marketgait with access points to the front and from a newly created courtyard adjacent to the Casino development.

A bright and modern office suite has been created incorporating suspended tiled ceilings with fitted lighting, air conditioning and are finished to a level allowing for the installation of raised access floors.

The subjects have their own dedicated toilet facilities to disabled standard along with a small kitchen area.

Other occupiers within the immediate vicinity include Realtime Worlds, Natwest Bank, Arup Consulting and Miller Hendry Solicitors.

ACCOMMODATION

We calculate the net internal floor area of the suite to be as follows:-

Ground Floor – 6770 sq. ft./629 sq. m.

RATING ASSESSMENT

The subjects require to be assessed for rating purposes on occupation.

Further details available from the letting agents.

TERMS

Our clients are seeking to lease the subjects on the tenants full repairing and insuring terms incorporating service charge provision. Further information and details including rents are available from the sole letting agents.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Further information and viewing arrangements can be made through the sole letting agent, quoting ref AWD – email: adandie@g-s.co.uk Tel. 01382 305011

DATE OF PUBLICATION

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WITH OFFICES IN:

- ABERDEEN
- DUNDEE
- DUNFERMLINE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
- KILMARNOCK
- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE



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IMPORTANT NOTICE

Please read carefully

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