

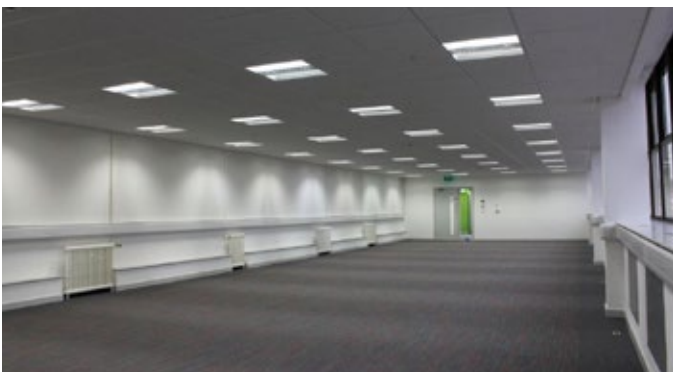
To Let

Refurbished offices available as:
2 individual suites of c. 2,200 sq ft
Total space available: 4,411 sq ft

SEAGATE HOUSE[®]

132-134 Seagate, Dundee DD1 2HB

Virtual Tour



£5 per sq ft



Location

Seagate House is located on the north side of Seagate, directly opposite Dundee Bus Station within the heart of Dundee city centre. The premises have good access to the Tay Road Bridge and main traffic routes are well served by public transport services.

Description

Seagate House is a four storey building which dates from approximately 1970. The building is of concrete framed construction under a flat roof.

The flat roof was renewed in 2006.

The office accommodation at Seagate House is arranged over first, second and third floors, with suites arranged on either side of a central stairwell and service core.

There is an 8 person passenger lift serving all floors.

The accommodation is fully refurbished internally, providing excellent open plan office space, with gas fired radiator central heating, double glazing, suspended ceilings and good modern toilet accommodation to each suite.

Car parking options available on request.

Accommodation

We estimate the net internal floor area of the accommodation to be as follows :

Floor	Suite	sq m	sq ft
Second	East	201.0	2,163
Third	West	208.8	2,248
Totals		409.8	4,411

This approximate net internal floor area has been calculated in accordance with the RICS Code of Measuring Practice (6th edition).

Rating

The property has been entered in the valuation roll and can be viewed at www.saa.gov.uk by entering the postcode DD1 2HB.

Lease Terms

Seagate House is offered for lease either as a whole or in individual suites on new full repairing and insuring lease terms for a negotiable period.

Rental

Extremely competitive, at £5 per sq ft per suite.

VAT

All rents quoted are exclusive of VAT. The property is Opted to Tax, therefore VAT is payable.

Legal Costs

Each party shall be responsible for their own legal costs incurred in connection with any transaction, with the tenant being responsible for stamp duty and VAT liability incurred thereon.

Viewing

By appointment with the joint letting agents:

Fergus McDonald
fergus@westportproperty.co.uk

Adam Hutcheson
adam@westportproperty.co.uk

Ian Davidson
ian.davidson@dmhall.co.uk



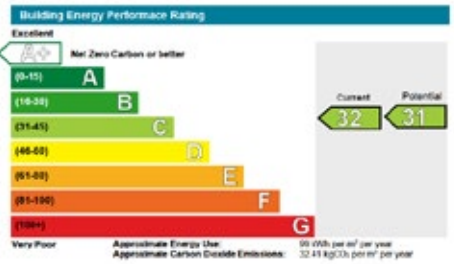
- 1. University of Dundee
- 2. RRS Discovery
- 3. Sleepers Hotel & New Railway Station
- 4. Malmaison
- 5. Abertay University
- 6. Overgate Shopping Centre
- 7. Victoria & Albert Museum
- 8. Caird Hall
- 9. High School of Dundee
- 10. McManus Gallery
- 11. Dundee Central Waterfront - Regeneration Area
- 12. Wellgate Shopping Centre
- 13. Holiday Inn Express
- 14. Dundee Bus Station
- 15. Apex Hotel
- 16. City Quay - Regeneration Area

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Property Misrepresentation : The information contained within these Particulars has been checked and is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. Date of publication 09 May 2023.