



WHITEHALL HOUSE

33 YEAMAN SHORE
& NETHERGATE BUSINESS CENTRE,
66-68 & 78-80 NETHERGATE,
DUNDEE
DD1 4BJ

QUALITY CITY CENTRE
OFFICE ACCOMMODATION

866-16,640 SQ FT

REFURBISHED OFFICES FROM
£6-12 PER SQ FT. FLEXIBLE TERMS.

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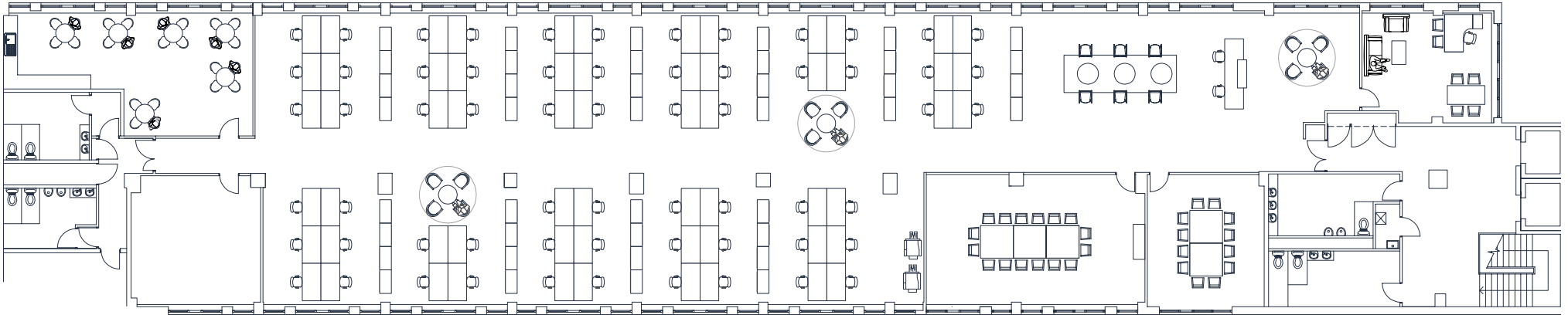
www.westportproperty.co.uk

TO LET CITY CENTRE OFFICE

6TH FLOOR WHITEHALL HOUSE, 33 YEAMAN SHORE, DUNDEE, DD1 4ER

High Quality Office Accommodation | Close to Dundee Waterfront Location | Minutes' walk from the V&A Museum

SIZE:
682 SQ M
(7,340 SQ FT)



DESCRIPTION

The subjects comprise a self-contained office suite located on the 6th floor of Whitehall House, a landmark mixed-use retail and office building.

Internally, the suite is in open plan form with kitchen and staff facilities. The office benefits from gas central heating, double glazing and perimeter trunking. The suite will be refurbished with new suspended ceiling, LED lighting, new carpeting and redecoration throughout.

Two passenger lifts service all floor levels and toilet facilities are provided within the landing area.

RATING

The subjects are currently entered on the Valuation Roll as follows:-

NAV/RV — Office — £80,200

The uniform business rate for commercial premises is currently 49.0 pence in the pound for the Financial Year 2019/2020.

A supplement of 2.6p is applicable for properties with an RV over £51,000.

TERMS

The subject property is offered for lease on full repairing and insuring terms for a negotiable period. Rental offers of £88,080 per annum (£12.00 per sq ft) are invited.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

Energy Performance Certificate (EPC)

EPC available on request.

SERVICE CHARGE

An annual service charge is payable and full details of the service charge budget for the current year will be made available from the joint letting agent.

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DUNDEE

Dundee is Scotland's fourth city, located on the east coast overlooking the Tay estuary, with a population of around 150,000 and situated within 90 minutes' drive time of 90% of the nation's population.

Dundee boasts excellent teaching, research and training facilities at its two universities and also Ninewells Hospital, one of the foremost teaching hospitals in Europe. The city also boasts a technology park and a digital media park.

Ambitious proposals are well underway with the £1bn Dundee Waterfront Regeneration extending the city centre down to the waterfront which will include several large mixed-use developments, new conferencing facilities, civic space and a re-opened dock and marina area. The recently opened V&A Museum of Design, a £45m centre of design, forms the jewel in the crown of the waterfront development and is set to become one of Scotland's most iconic buildings in years to come.



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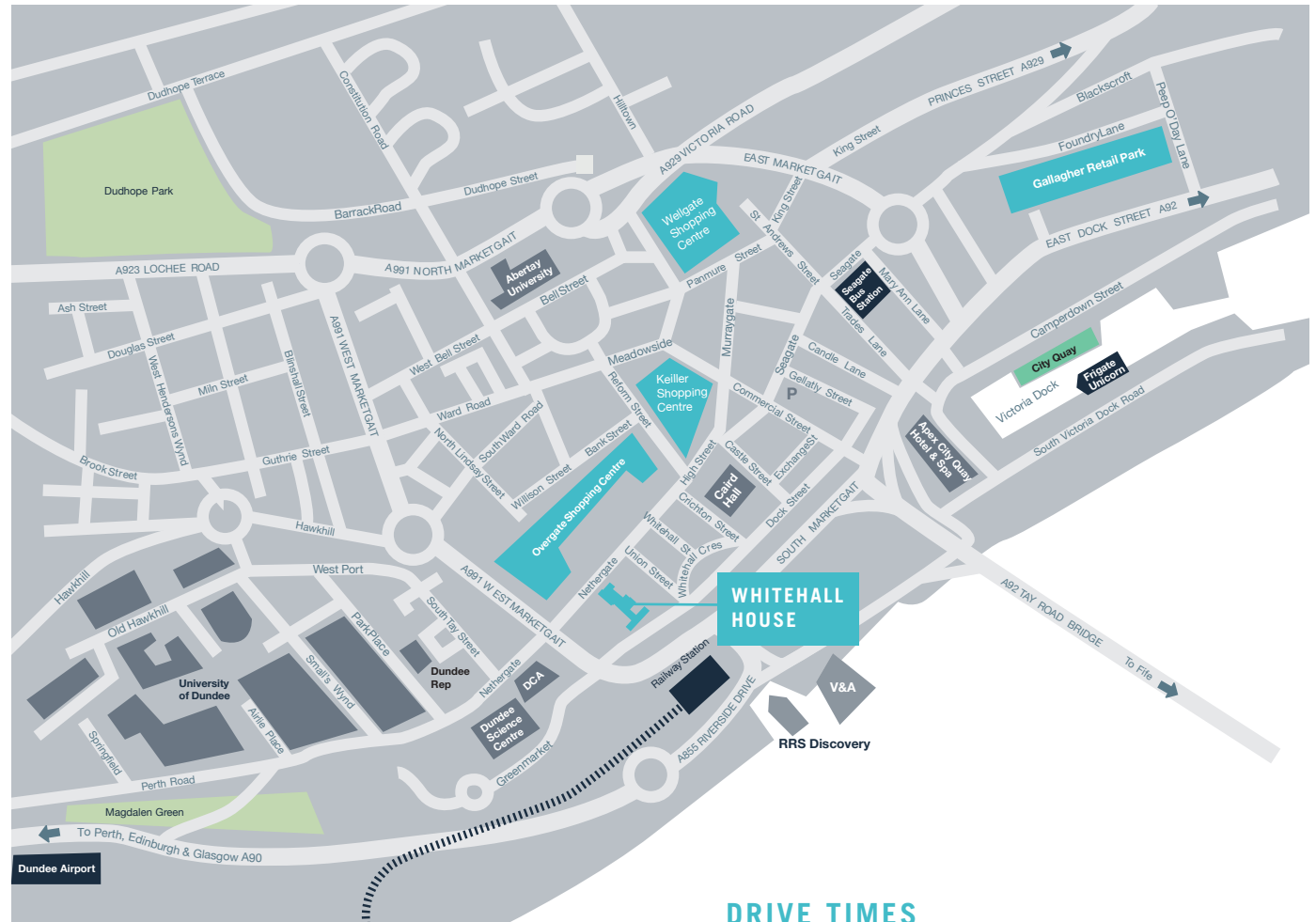


LOCATION

Dundee is located approximately 60 miles to the north of Edinburgh, 20 miles to the east of Perth and 65 miles to the south of Aberdeen.

Road and rail connections to other principal cities are excellent with the A90/M90 and the A92 providing links to Edinburgh, Aberdeen and the rest of Scotland's motorway network. The city is also very well served by the main east coast railway line and a new state of the art railway station in located directly opposite Whitehall House.

Dundee airport is located approximately 2 miles west of the city centre operating daily flights to London.



DRIVE TIMES

Perth	23 miles	30 mins
Edinburgh	62 miles	82 mins
Glasgow	82 miles	108 mins
Aberdeen	66 miles	90 mins

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DESCRIPTION

The property comprises three distinct parts including Whitehall House, Nethergate Business Centre and 66-68 Nethergate.

Whitehall House is one of Dundee's landmark buildings comprising a seven-storey office constructed of an in-situ concrete frame with facing blockwork cavity walls under a mineral felt covered flat roof. Each of the floorplates is open plan with an abundance of natural lighting, benefitting from excellent views over the Tay Estuary. The majority of the building has been recently refurbished, and the general specification includes, double glazed window units, passenger lifts, air conditioning and suspended ceilings with LG3 category 2 lighting. There is a secure undercroft car park beneath Whitehall House which provides space for 85 cars.

Nethergate Business Centre is accessed directly from Nethergate to the north. This forms a self-contained business centre comprising

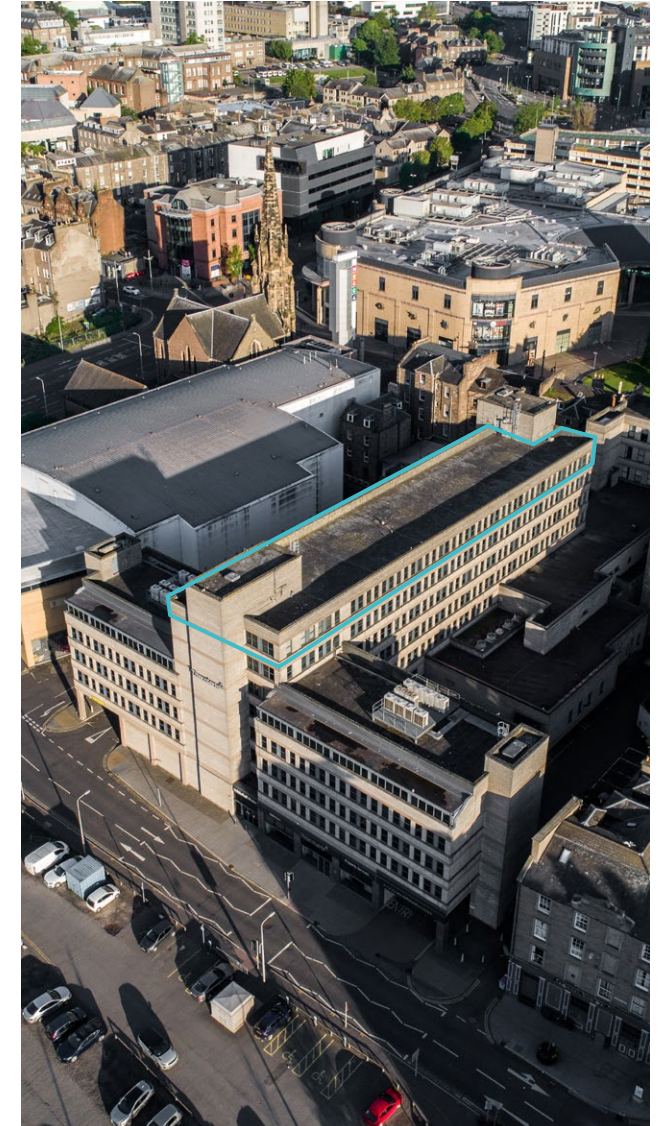


business units over the ground floor, with first floor office/staff/kitchen space. The refurbished specification includes suspended ceilings with downlighters, carpeted floors, perimeter power distribution and DDA compliant WC facilities. A new goods lift has also recently been installed.

66-68 Nethergate comprises a multi-let office building arranged over first to fourth floors accessed via a ground floor entrance fronting onto Nethergate. The floor plates are predominantly open plan and incorporate suspended ceilings, perimeter trunking and gas central heating.

REFURBISHMENT WORKS

The vacant accommodation will undergo a comprehensive refurbishment to incorporate where applicable new suspended ceilings, LED lighting, tea prep areas, new carpeting and decoration.



VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact either:-

FERGUS MCDONALD

e: fergus@westportproperty.co.uk

t: 01382 225 517

GEOFF SCOTT

e: GScott@lsh.co.uk

t: 0131 226 0333

**Lambert
Smith
Hampton**

0131 226 0333
www.lsh.co.uk

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