

## CITY CENTRE OFFICE

- > FULLY REFURBISHED BUILDING
- > REPLACEMENT WINDOWS
- > NEW SERVICES
- > AIR CONDITIONING
- > ATTRACTIVE FINISHES TO COMMON AREAS
- > AVAILABLE SUITES RANGE FROM 565 SQ.FT. – 12,978 SQ.FT.

TO LET

**WHITEHALL HOUSE, 35 YEAMAN SHORE, DUNDEE, DD1 4BU**

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[www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

Dundee, Scotland's fourth largest City with a resident population of circa 150,000 persons (National Records of Scotland) is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south). The city benefits from excellent transport links, with daily flights to London (City Airport) and Belfast (from 2020) and rail services into London (Kings Cross).

The ongoing Dundee Waterfront £1 Billion re-development has attracted major investment into the city with the opening of the V & A Museum in September 2018, significantly contributing to Dundee's growth as a major business and tourism centre.

## DESCRIPTION

The subjects comprise various self-contained office suites located on the second / third and fifth floors of a landmark building. The offices, are in open plan form and are fully decorated and carpeted. Whitehall House has recently under-gone a major refurbishment, improvements include new services, heating and cooling, replacement windows and complete modernisation to the common entrances, stairs, landings, kitchen and toilet facilities. The building is fully DDA compliant.

## EPC

Available on application

## RATEABLE VALUE

To be re-assessed. Please call for further details.

## LEASE TERMS

Our clients would consider lease terms of up to five years. The tenants will be responsible for interior maintenance. Our client would consider short term sub leases.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

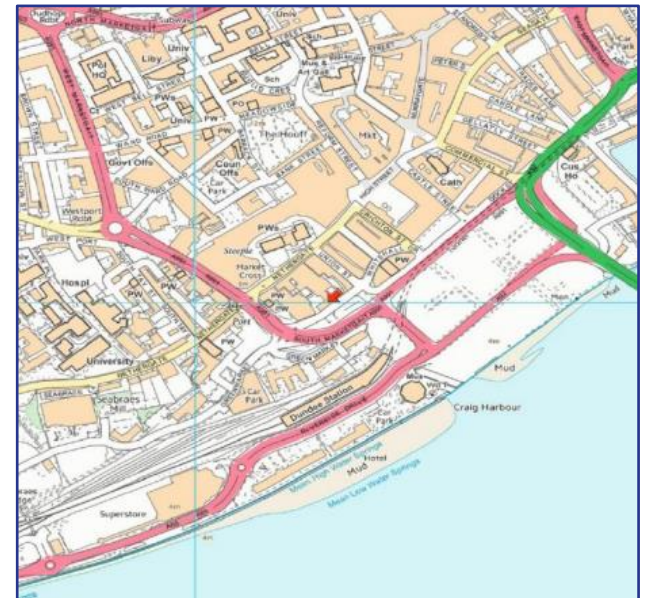
## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of fund

## ACCOMMODATION

There are various suites currently available ranging from 565 SQ.FT. – 12,978 SQ.FT.

Our client would consider sub division of existing suites.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA 01382 878005  
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