

PROMINENT CITY CENTRE OFFICES

- > CITY CENTRE OFFICE
- > RATES RELIEF AVAILABLE UP TO 100%
- > CAR PARKING AVAILABLE
- > SUITES AVAILABLE FROM £12,000 PER ANNUM.
- > FLEXIBLE LEASE TERMS AVAILABLE
- > SUITES FROM 137.42 SQ M (1,479 SQ FT) TO 172.8 SQ M (1,860 SQ FT)



TO LET

1 COURTHOUSE SQUARE, DUNDEE, DD1 1NH

CONTACT: Jonathan Reid j.reid@shepherd.co.uk 01382 200454 www.shepherd.co.uk



LOCATION

Dundee 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) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus). Dundee is Scotland’s fourth largest City and is the regional centre for employment, services and retailing within Tayside. The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V & A Museum has helped establish Dundee as a major regional centre. The property is positioned adjacent to the inner ring road and close to Abertay University, Dundee Sheriff Court and Overgate. Dundee House which is Dundee City Council’s Headquarters is located a short distance from the property and the BT building is located adjacent.

DESCRIPTION

1 Courthouse Square comprises an imposing 5-storey building, originally erected in 1927 as a hotel and subsequently utilised as a Sheriff Court, Sheriff Clerks Office and for many years as a telephone exchange prior to its acquisition and refurbishment in the mid 90’s to create the current office facility. There are two wings of offices off the central core at each level which provides open plan accommodation, tea prep area, ladies and gents toilet facilities and fire escape provisions.

RATEABLE VALUE

Available on request. Up to 100% Rates Relief available.

EPC

Available to all interested parties.

TERMS

Offices are available to rent from £12,000 per annum on flexible terms.

VAT

Prices are quoted exclusive of VAT (if applicable).

CAR PARKING

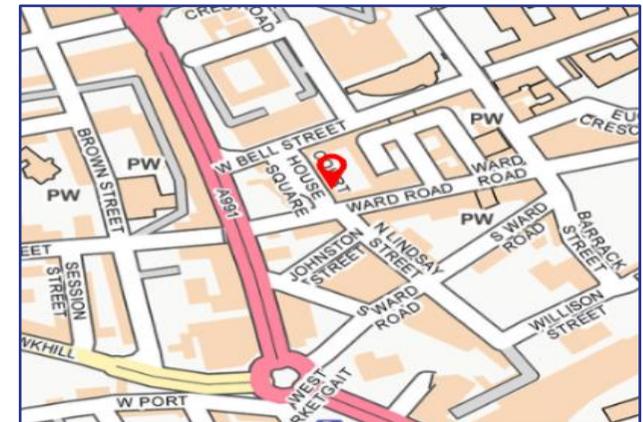
There is a surfaced car park accessed off Rattray Street which serves the office development.

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 on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed

ACCOMMODATION	Sq M	Sq Ft
Ground East	137.4	1,479
1 st Floor East	151.03	1,626
2 nd Floor West	151.03	1,626
3 rd Floor East	172.8	1,860
3 rd Floor West	144.93	1,560
4 th Floor East	171.03	1,841

The above areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA - 01382 878005
Jonathan Reid j.reid@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **PUBLICATION: MARCH 2023**