

**For short term
lease...18-30
months**



Self contained office accommodation with excellent car parking - 250 yards from M&S! - Gallagher Retail Park.

26 Foundry Lane, Dundee

LOCATION

The subjects are situated approximately 1/3 of a mile east of Dundee City Centre and are readily accessible to the inner and outer ring roads. Neighbouring occupiers include Matalan, TK Maxx, Tayside Public Transport Depot and DJS Creative Marketing Limited. Other occupiers in the building include DJSCM and Energy Dundee 4U.

DESCRIPTION

The subjects comprise a lower ground floor office suite within a 2 storey, detached, office of brick construction, with pitched slate roof covering. Access is by means of a security entry system from the car park.

The lower ground floor has been split to provide 2 office suites. The available accommodation is flexible and 4 inter-connecting offices (and Boardroom/ extra office option) can provide additional storage and common areas.

- **4 Parking Spaces**
- **69.43m² (747ft²) - 110m² (1180ft²)**
- **Sub Division Possible**

ACCOMMODATION

By our calculations the subjects provide the following accommodation and net floor areas:

Lower ground floor: 4 offices, storage, shared kitchen and toilet facilities, with potential additional Meeting Board Room and additional office.

69.43m² (747ft²) - 110m² (1180ft²)

In addition there are 4 Car Parking Spaces adjacent to the property.



SERVICES

The subjects benefit from gas central heating.

RATEABLE VALUE

Rateable Value - 26 Foundry Lane (Lower ground) £4,250.

The unified business rate for the financial year 2023/2024 is 49.8 pence.

Small Businesses can qualify for free Rates subject to approval by DCC.

TERMS

We're seeking rental offers of £6,500:00 - £11,000:00 per annum on an internal insuring lease basis for 18 months - 24 months.

Rent paid quarterly in advance by Direct Debit.

SERVICE CHARGE

The landlord will arrange common services (including rates, heating, electricity and water) and repairs by means of a typical service charge arrangement.

LEGAL COSTS

The ingoing tenant will be responsible for our clients reasonably incurred legal costs, SDLT and Registration Dues in the normal manner.

VIEWING

Strictly by appointment via Blackcroft Property Ltd.

Blackcroft Property Co. Ltd

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**Blackcroft Property Co.
Limited**

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