

TO LET/FOR SALE
CLASS 1A



Unit 34 City Quay
Camperdown Street
Dundee DD1 3JA

- High Quality Modern Commercial Accommodation
- Established Business Location
- High Occupancy Levels within City Quay
- Suitable for a Variety of Commercial Uses (STC)
- Car Parking Available
- Extends to 150.33 sq.m. / 1,618 sq.ft.

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects are located within the city quay area of Dundee immediately to the south of the city centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings. The city quay location is a 5 minute walk from the Dundee bus station and less than 10 minutes walk from the railway station and V&A Museum.

The approximate location is shown by the OS plan.



DESCRIPTION

The subjects comprise high quality and modern, ground floor office accommodation contained within a single storey terrace of similar units. The property has the benefit of a glazed display frontage and is accessed from the north elevation, directly off the car park. The southern elevation overlooks the marina.

Internally the property is modern throughout offering an open plan layout with a board/meeting room. Accommodation is flexible to suit a future tenants fit out. Wc and staff facilities are provided.

There is on site car parking available.

ACCOMMODATION

We have measured the property in accordance with the RICS property measurement to arrive at the following net internal area:

Unit	size (sq.M)	size (sq.Ft)
34	150.33	1,618

RATEABLE VALUE

The subjects have a net and rateable value of £21,200.

The uniform business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

available on request.



PRICE

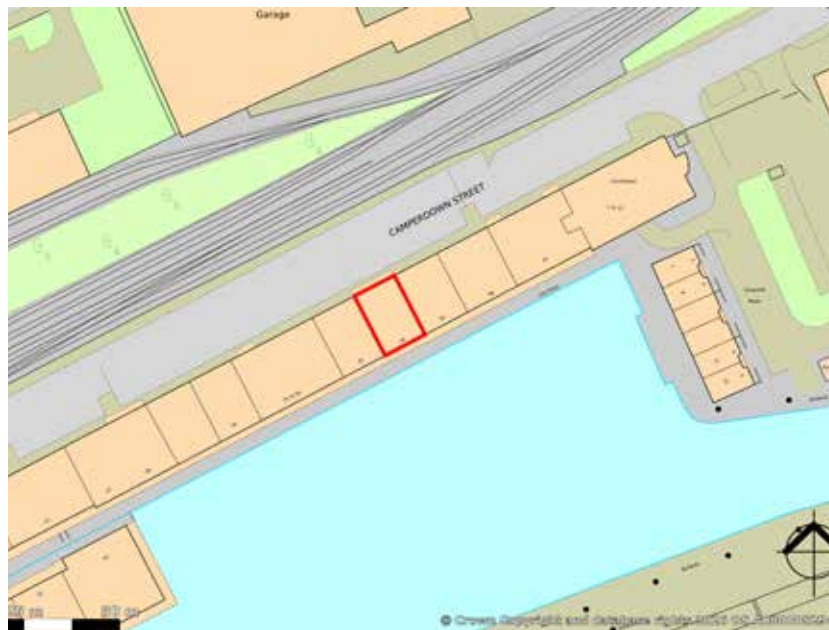
the subjects are available to let at a rent of £24,000 per annum.

Alternatively, the subjects are also available for sale with offers over £250,000 invited for the heritable interest.

Further information is available from the sole agents.

VIEWING

Viewing is through the sole agents, messrs. Graham + sibbald.



To arrange a viewing please contact:



GRANT ROBERTSON
Senior Director

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CHARLES CLARK
Property Agent

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.