

TO LET
FIRST FLOOR OFFICE SUITE



**Seabraes House,
Greenmarket,
Dundee, DD1 4QB**

- Modern Office Building
- Suite Extends to 1,593 sqft
- 4 Car Parking Spaces
- Excellent Transport Links
- Tenants include Lindsays and Caledonia Housing

LOCATION

Dundee is Scotlands 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 countrys population within 90 minutes' drive time.

The subjects are located at the western end of Greenmarket, close to Dundee City Centre and the popular Perth Road. Seabraes is a well-established business location which proves popular with occupiers including Lindsays and Caledonia Housing amongst others.

The approximate location of these subjects is shown by the OS Plan.



DESCRIPTION

The subjects comprise various suite sizes within a modern four storey detached office block. The building benefits from modern specification including open plan suites fully carpeted, suspended ceiling and recessed lighting. Toilet facilities are located within the common areas.

4 car parking spaces are included.

AVAILABILITY

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

Suite	Size (SQ.M.)	Size (SQ.FT.)
1st Floor East	148	1,593

LEASE TERMS

The subjects are available To Let on Full Repairing and Insuring Terms. Further rent and service charge information available on request.

Rent: £22,000pa

RATEABLE VALUE

The subjects have a Net and Rateable Value of £20,700.

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



EPC

Available upon request.

VAT

All figures are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



ANDREW DANDIE

Divisional Director

andrew.dandie@g-s.co.uk

07803 896 967

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.