

TO LET
SERVICED OFFICES

**GRAHAM
SIBBALD**



DunEden Business Centre
Harrison Road, Dundee, DD2 3SN

- Serviced Office Accommodation
- Excellent Transport Links
- Super Fast Wi-Fi
- Ample Parking



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, DunEden Business Centre is located on Harrison Road within the Dryburgh Industrial Estate close to the Kingsway (A90), Dundee's outer ring road.

The approximate location is shown by the OS Plan.

DESCRIPTION

Office accommodation is available within a refurbished office block, contained within a two storey building. The DunEden Business Centre offers a wide variety of workspace with a variety of serviced rooms available.



There are currently 3 rooms available. 2 individual rooms and the third larger room is an open plan office including 3 internal office rooms.

The Business Centre benefits from a Reception Service, Free Parking, Super Fast Wi-Fi and Board Room available for hire.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Internal Area::

Office	Sq. m.	Sq. ft.
Office 1/4	33.63	362
Office 2 / 12	59.92	645
Office 1 / 11	129.41	1,393

RATEABLE VALUE

All information regarding the subjects Rateable Values can be found by visiting www.saa.gov.uk



LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let on flexible terms. Individual offices are available on a serviced basis. Further information is available from the Sole Letting Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Director
Grant.Robertson@g-s.co.uk
01382 200064



Charles Clark
Commercial Property Agent
Charles.Clark@g-s.co.uk
01382 200064

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2024