

Ryden

TO LET

**MODERN INSTITUTIONAL
GRADE HEALTHCARE OFFICE
ACCOMMODATION WITH PARKING
86.49 SQ M (931 SQ FT)**



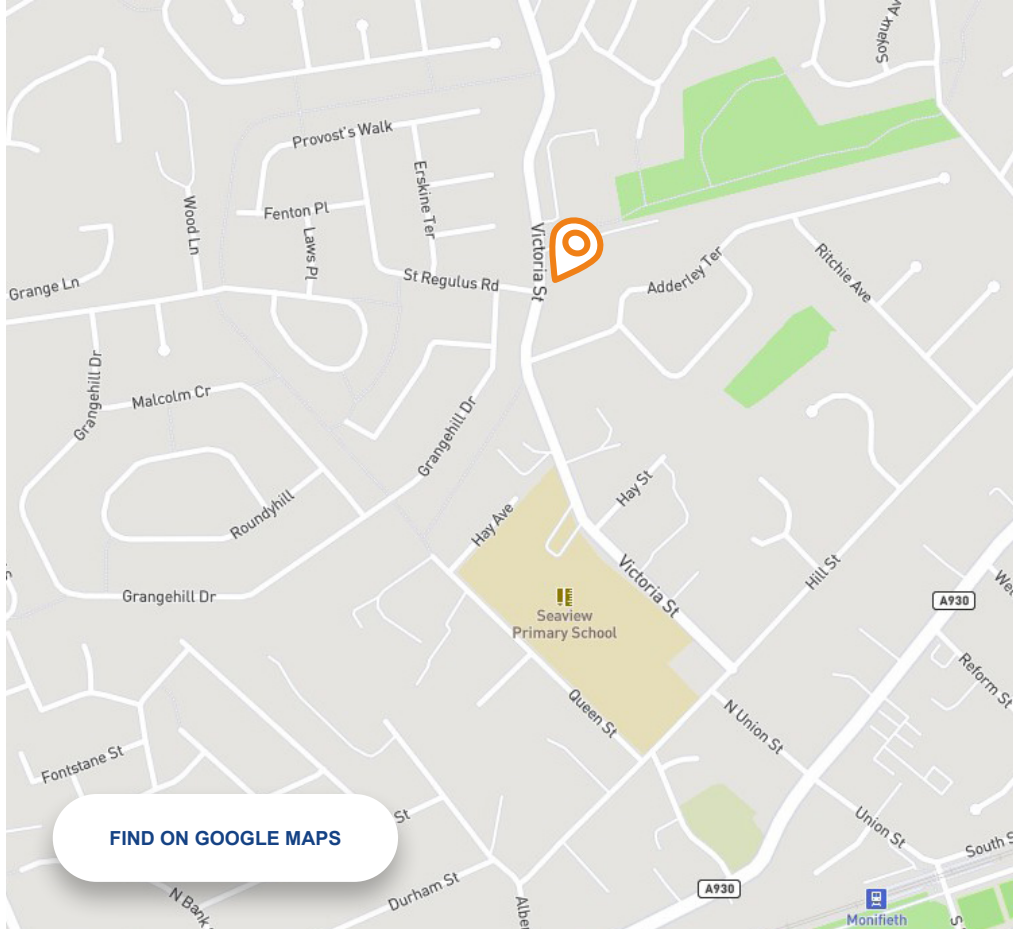
**MONIFIETH HEALTH
CENTRE,
VICTORIA STREET,
MONIFIETH, DUNDEE,
DD5 4HR**

**HEALTHCARE
PURPOSES ONLY**

**MULTI LET OFFICE
ACCOMMODATION**

OFF STREET PARKING

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Monifieth Health Centre is located on Victoria Street in Monifieth, Angus. The subjects are within easy reach of local amenities and transport links. The health centre is situated approximately 6 miles east of Dundee city centre and benefits from excellent connectivity via the A930, providing convenient access to Dundee, Arbroath and the wider region.

The property is positioned close to public transport with a bus stop directly outside and Monifieth Train Station within 0.5 miles of the subjects, ensuring accessibility for occupiers. Nearby amenities include; Tesco Superstore, Seaview Primary School, Monifieth Activity Centre and various local cafes and shops.

DESCRIPTION

Monifieth Health Centre is a modern, detached building that currently operates as a medical practice. The office suite is located on the first floor and offers spacious, open plan admin space. The property features raised access flooring, tea preparation facilities, bicycle storage, and 2 dedicated car parking spaces providing a well equipped and convenient workspace.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
OFFICE	86.49	931

CAR PARKING

2 car parking spaces are provided.

PERMITTED USE

The subjects are only to be used for healthcare related purposes.

RENT

Upon application.

RATEABLE VALUE

The accommodation will require to be reassessed ahead of occupation.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of ?.

A copy of the EPC and Recommendations Report can be provided upon request.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, and Registration Dues, if applicable.

**THE SUBJECTS
ARE WITHIN EASY
REACH OF LOCAL
AMENITIES AND
TRANSPORT
LINKS**





**MONIFIETH HEALTH
CENTRE,
VICTORIA STREET,
MONIFIETH,
DUNDEE,
DD5 4HR**

TO LET
**MODERN
INSTITUTIONAL
GRADE OFFICE
ACCOMMODATION**
**86.49 SQ M
(931 SQ FT)**

GET IN TOUCH

Please get in touch with our letting agent for more details.

Arron Finnie

T 07880 716 900

E arron.finnie@ryden.co.uk

Thomas Codona

T 07570 382544

E thomas.codona@ryden.co.uk

Ryden

The Capitol
431 Union Street
Aberdeen
AB11 6DA
01224 588 866

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2025**

