

# To Let

**SEAGATE  
HOUSE**®

Refurbished offices available as:  
4 individual suites of c. 2,200 sq ft  
Whole (third) floor of 4,412 sq ft  
Total space available: 6,576 sq ft

132-134 Seagate, Dundee DD1 2HB



**Location**

Seagate House is located on the north side of Seagate, directly opposite Dundee Bus Station within the heart of Dundee city centre. The premises have good access to the Tay Road Bridge and main traffic routes are well served by public transport services.

**Description**

Seagate House is a four storey building which dates from approximately 1970. The building is of concrete framed construction under a flat roof.

The flat roof was renewed in 2006.

The office accommodation at Seagate House is arranged over first, second and third floors, with suites arranged on either side of a central stairwell and service core.

There is an 8 person passenger lift serving all floors.

The accommodation is fully refurbished internally, providing excellent open plan office space, with gas fired radiator central heating, double glazing, suspended ceilings and good modern toilet accommodation to each suite.

Car parking options available on request.

**Accommodation**

We estimate the net internal floor area of the accommodation to be as follows :

Floor	Suite	sq m	sq ft
Second	East	201.0	2,163
Third	West	208.8	2,248
Third	East	201.0	2,163
Totals		610.8	6,574

This approximate net internal floor area has been calculated in accordance with the RICS Code of Measuring Practice (6th edition).

**Rating**

The property has been entered in the valuation roll and can be viewed at [www.saa.gov.uk](http://www.saa.gov.uk) by entering the postcode DD1 2HB.

**Lease Terms**

Seagate House is offered for lease either as a whole or in individual suites on new full repairing and insuring lease terms for a negotiable period.

**Rental**

Extremely competitive, at £5 per sq ft per suite.

**VAT**

All rents quoted are exclusive of VAT. The property is Opted to Tax, therefore VAT is payable.

**Legal Costs**

Each party shall be responsible for their own legal costs incurred in connection with any transaction, with the tenant being responsible for stamp duty and VAT liability incurred thereon.

**Viewing**

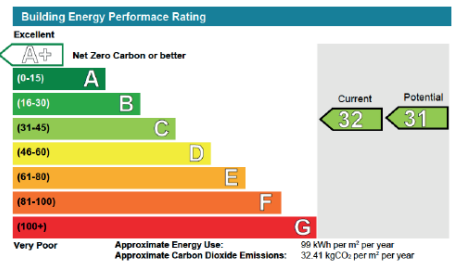
By appointment with the joint letting agents:

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