



#### VIEWING & FURTHER INFORMATION:

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- **Prominent City Centre Office Building**
- **Rates Relief Available up to 100%**
- **Car Parking available separately**
- **Suites available from £12,000 per annum.**
- **Flexible Lease Terms available**
- **Suites from 145 sq.m (1560 sq.ft) to 174 sq.m (1,868 sq.ft)**

# TO LET

## City Centre Offices

### 1 Courthouse Square, Dundee, DD1 1NH

#### Location

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V & A Museum has helped establish Dundee as a major regional centre.

The property is positioned adjacent to the inner ring road and close to Abertay University, Dundee Sheriff Court and Overgate.

Dundee House which is Dundee City Council's Headquarters is located a short distance from the property and BT building is located adjacent.

#### Description

1 Courthouse Square comprises an imposing 5 storey building, originally erected in 1927 as a hotel and subsequently utilised as a Sheriff Court, Sheriff Clerks Office and for many years as a telephone exchange prior to its acquisition and refurbishment in the mid 90's to create the current office facility.

There are two wings of offices off the central core at each level which provides open plan accommodation, tea prep area, ladies and gents toilet facilities and fire escape provisions.

#### Accommodation

We calculate the net floor area of the available property extends to the following:

Floor	Sq.M	Sq.Ft
1 <sup>st</sup> Floor West	171	1,841
2 <sup>nd</sup> Floor West	151	1,626
3 <sup>rd</sup> Floor East	174	1,868
3 <sup>rd</sup> Floor West	145	1,560

#### Rateable Value

Rateable values are available on request.

#### Up to 100% Rates Relief available.

#### Energy Performance Certificate

Available to all interested parties.

#### Terms

Offices are available to rent from £12,000 per annum on flexible terms.

#### VAT

Prices are quoted exclusive of VAT (if applicable).

#### Car Parking

There is a surfaced car park accessed off Rattray Street which serves the office development.

#### Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

#### Viewing

For further information or viewing arrangements please contact the joint agents:

A 13 Albert Square, Dundee, DD1 1XA

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Publication date: April 2019