



Flexible
Lease Terms
Available

THE PRUDENTIAL BUILDING,
31 ALBERT SQUARE, DUNDEE, DD1 1DJ

OFFICES FOR LEASE 1,195 sqft - 3,730 sqft

SMART&CO.
surveyors & property consultants

01738 318 100



THE PRUDENTIAL BUILDING, DUNDEE, DD1 1DJ

PRESTIGIOUS FIRST & SECOND FLOOR OFFICE SUITES

FROM 111 sqm TO 346 sqm (1,195 sqft TO 3,730 sqft)

- ✓ Excellent Location Close to City Centre and Local Amenities
- ✓ Parking Available Within Controlled Private Car-Park to Rear of Building
- ✓ Modernised Office With Gas Central Heating, WC & Kitchen
- ✓ Lift Access and Secure Door Entry
- ✓ 100% Rates Relief Available for Eligible Occupiers
- ✓ Flexible Lease Terms Available



LOCATION

Dundee is extremely well situated, being approximately half-way between Aberdeen and Edinburgh on the east coast of Scotland. Benefitting from an airport, mainline railway station and excellent motorway connectivity, the City of Dundee is well positioned to serve business needs across the UK.

With a resident population of 148,710, Dundee is the fourth largest city in Scotland and it continues to attract significant inward investment including the ongoing regeneration projects along the Waterfront and the recent construction of the V&A Museum.

Despite it's city-centre location, Albert Square enjoys an attractive setting, with many nearby buildings laying testament to the merchant history of this location. The McManus Art Gallery, DC Thomson HQ and the former Royal Exchange are all situated close by.

DESCRIPTION

The subjects comprise the first floor and part second floor of a well-maintained and freshly decorated, Category-B Listed, period building in the heart of Dundee city centre.

The ground floor of the building is occupied by a popular licensed café restaurant.

The subjects have been measured in accordance with the International Property Measuring Standards (IPMS 3) and we have calculated the useable floor area as follows:

First Floor Office (front)	:	118 sqm	1,268 sqft
First Floor Office (rear)	:	118 sqm	1,268 sqft
Second Floor Office (rear)	:	111 sqm	1,195 sqft





BUSINESS RATES

The premises are entered in the SAA website with the following entries:

First Floor	Ref: 089198	RV £20,900
Second Floor	Ref: 781998	RV £9,700

SERVICES

The subjects benefit from lift access, secure door-entry system, modern gas-fired boilers and individually metered electricity supplies. Incoming tenant(s) will need to install their own telecoms line and broadband.

PLANNING

The building is Listed: Category B.

ENERGY PERFORMANCE CERTIFICATE

An EPC is awaited and will be made available upon request.

LEASE TERMS

The premises are available immediately on lease terms to be agreed. Rent on application.

LEGAL COSTS

Each party shall bear their own legal costs incurred in connection with this transaction. The incoming tenant shall be responsible for any Land and Buildings Transaction Tax, VAT or Registration Dues incurred thereon.

VAT

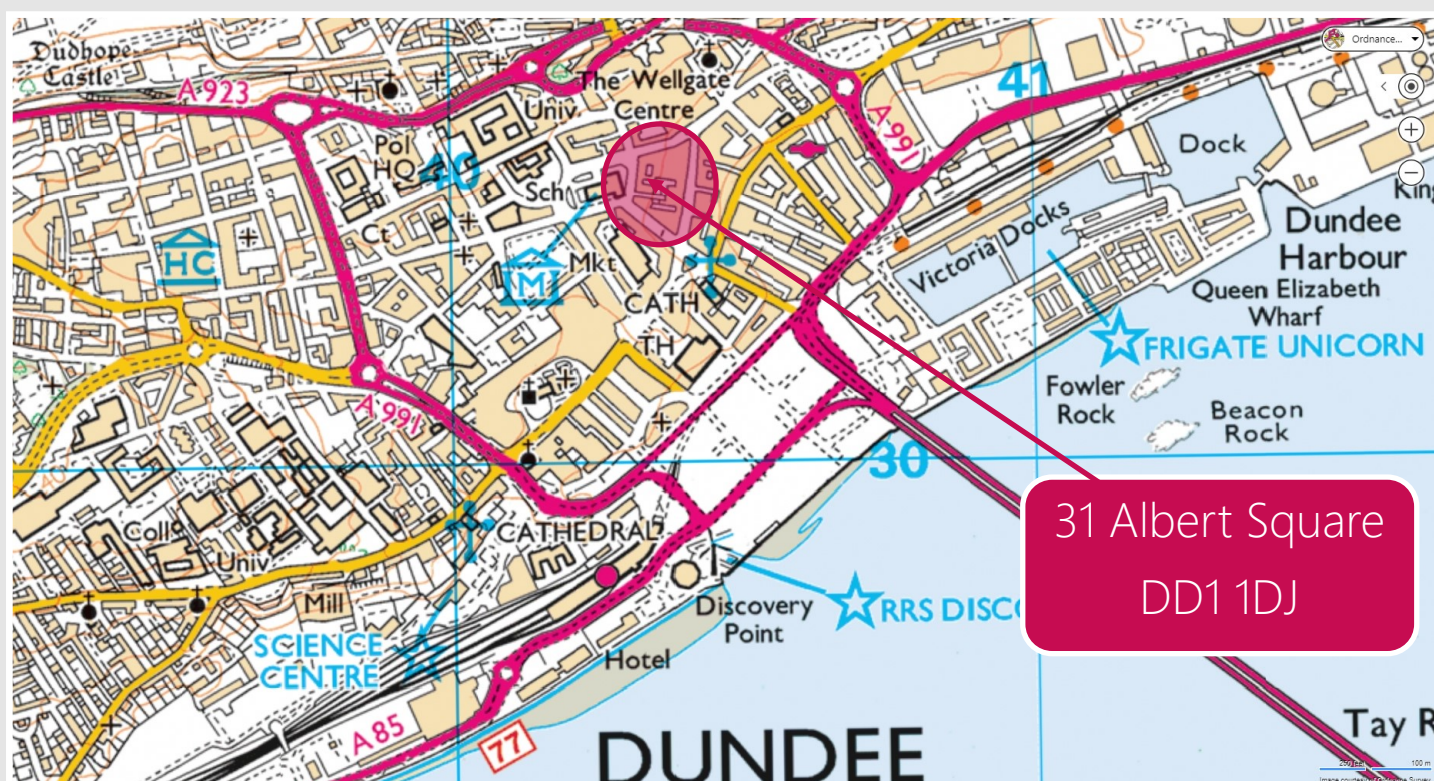
VAT will be charged on this transaction.

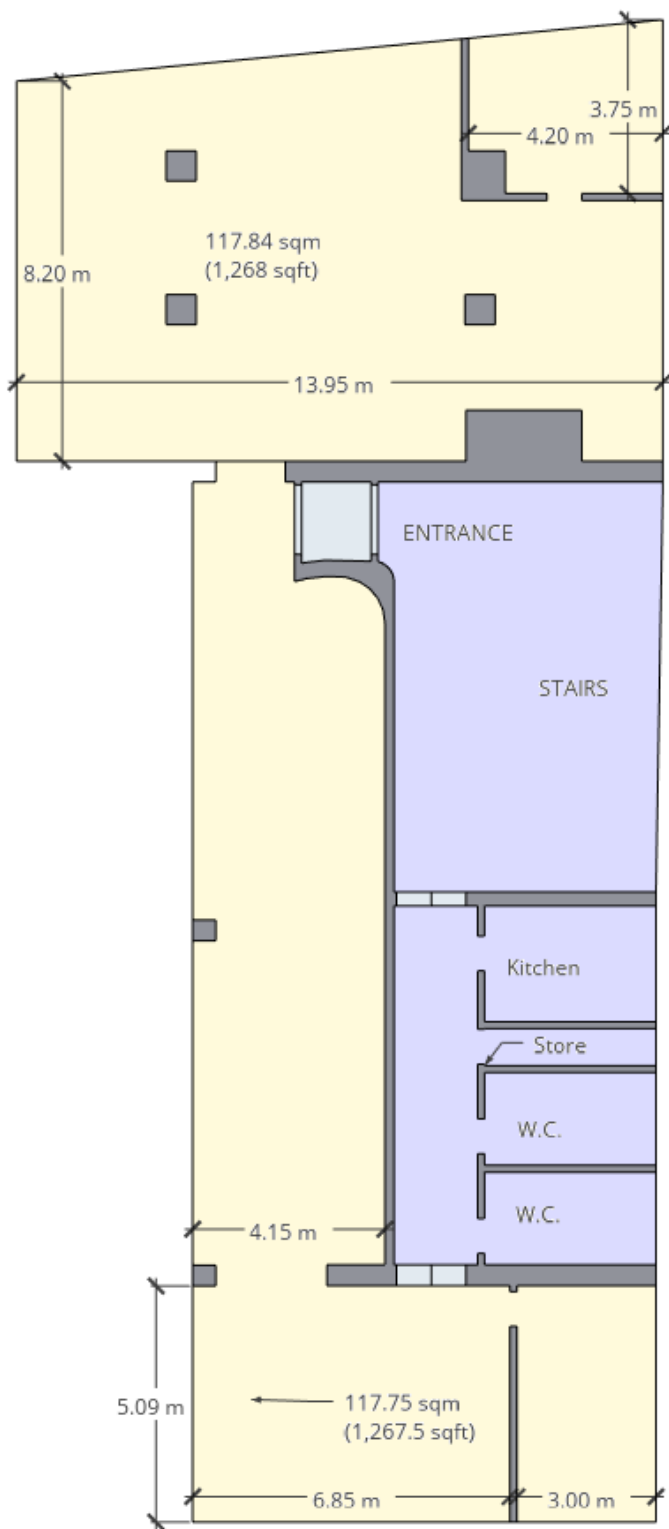
VIEWING & FURTHER INFORMATION

To discuss or arrange a viewing, contact:

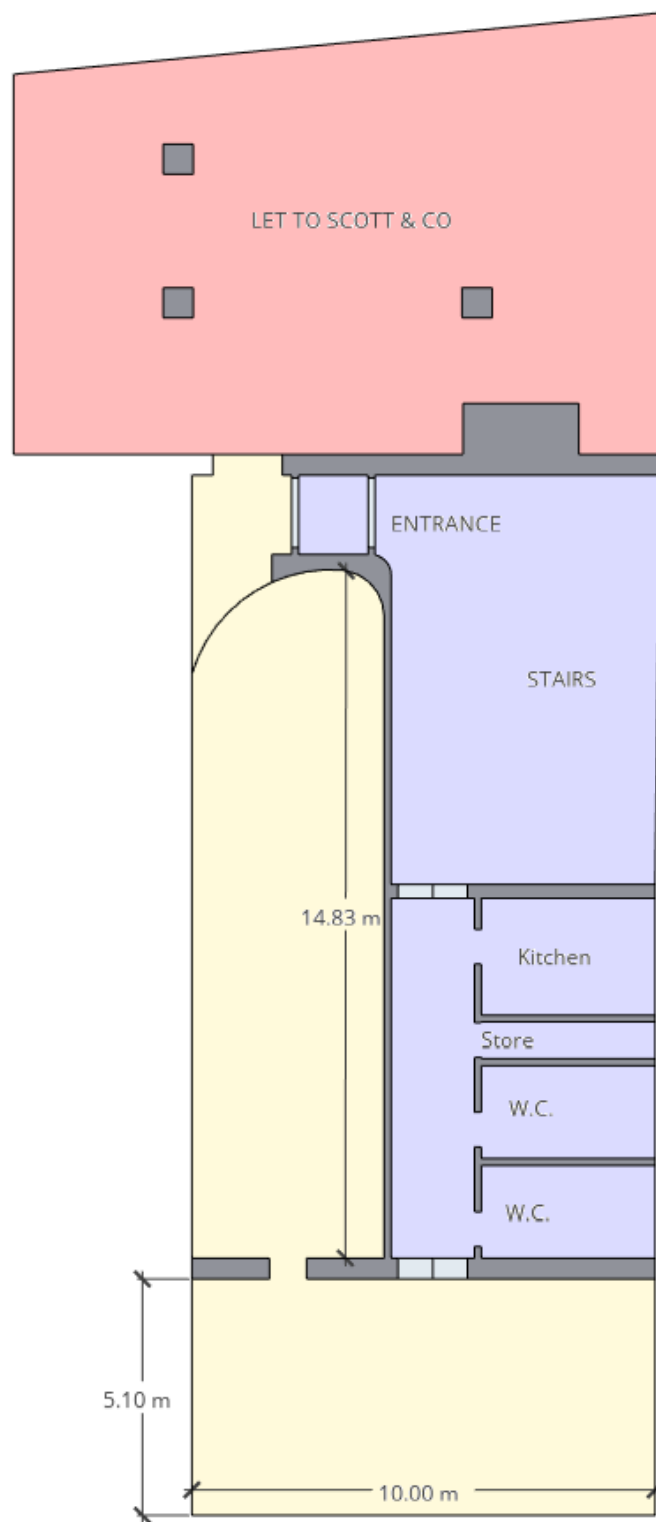
Doug Smart
07850 517 323
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First Floor Plan
Do Not Scale



Second Floor Plan
Do Not Scale

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Important Notice These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers or tenants must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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