

# TO LET

## OFFICE & HIGH-QUALITY STUDIO

POTENTIAL TO SUBDIVIDE

1 MILE NORTH OF CITY  
CENTRE

MIXED INDUSTRIAL /  
RESIDENTIAL LOCATION

10 PARKING SPACES

GIA: 1,639 SQ M  
(17,637 SQ FT)

RENTAL OFFERS ON  
APPLICATION



VIDEO TOUR



WHAT 3 WORDS



## 6 NORTH ISLA STREET, DUNDEE, DD3 7JQ

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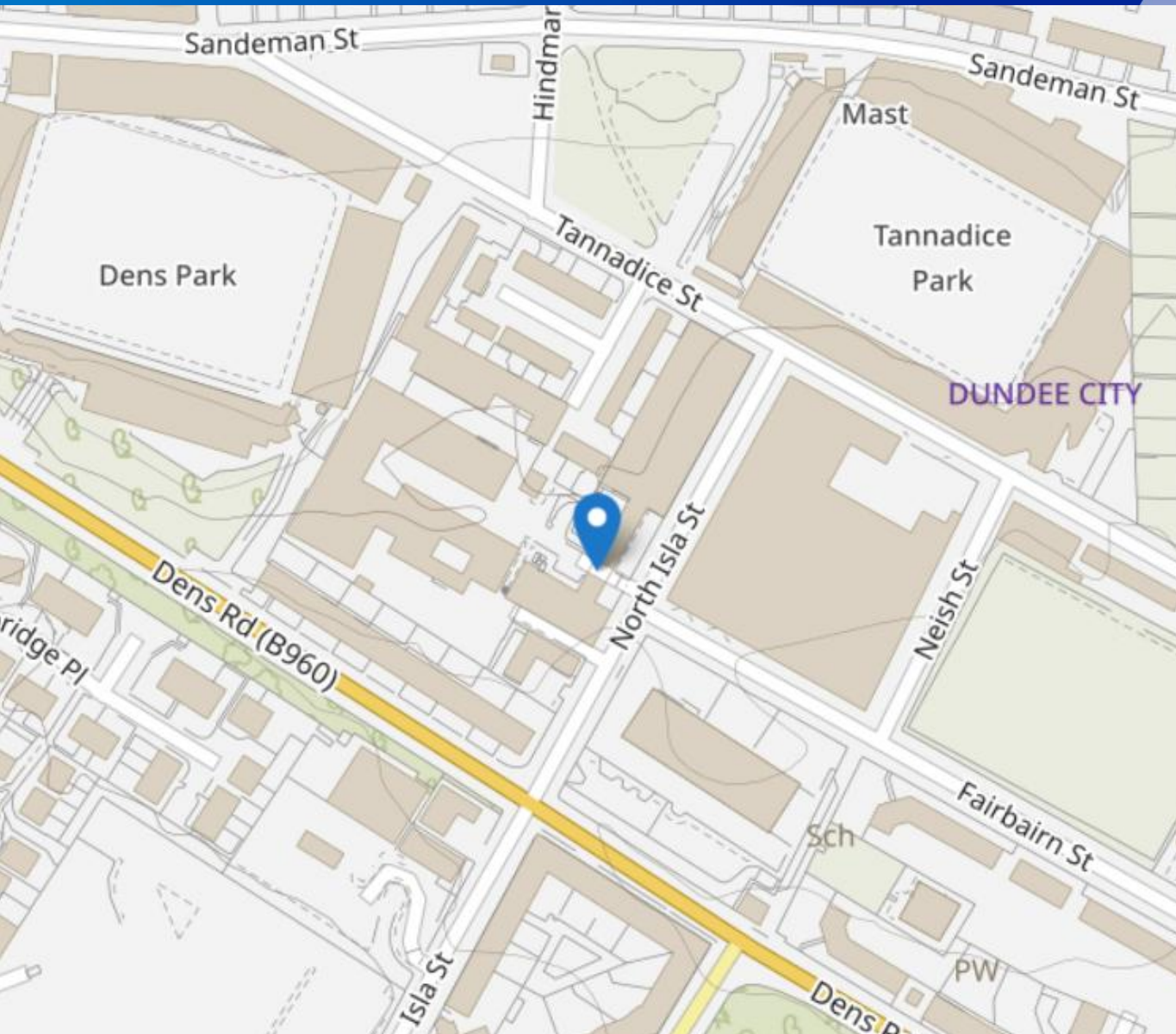






# Location

6 NORTH ISLA STREET, DUNDEE, DD3 7JQ



## 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 150,000 persons and a catchment of some 500,000 persons (source: Dundee city council).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The city has its own airport with daily flights to London (London Heathrow) and sits on the main east coast railway line which runs services into London (Kings Cross).

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.

North Isla Street is located approximately 1.5 km (1 mile) north of Dundee city centre in a mixed location with Victorian style industrial properties and residential properties of varying types surrounding.

The cities two professional football team stadiums are situated in close proximity.

The property is contained within a development of workshop and storage units and adjoins a steel works, and the complex of which the subjects form a part is in multi ownership/occupation.



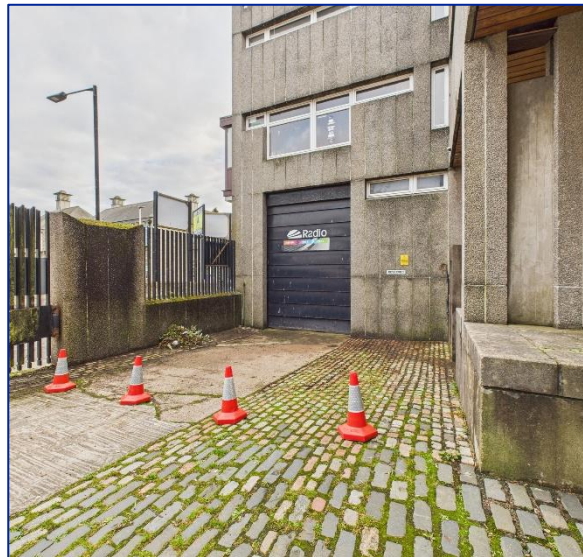
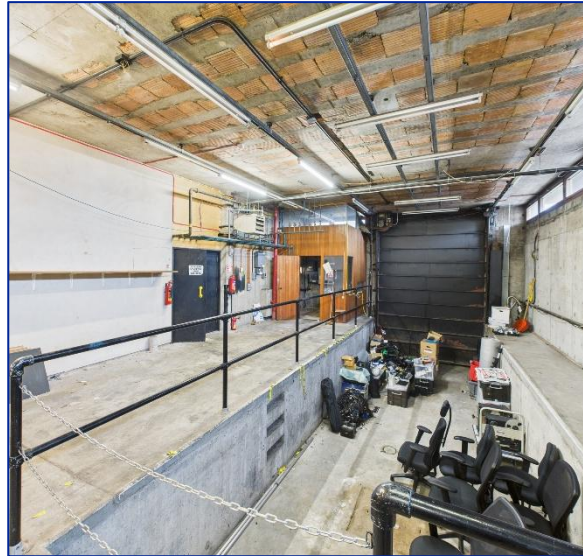
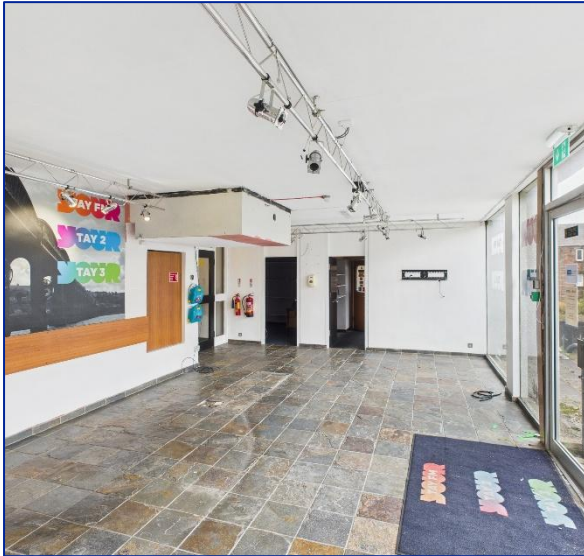
FIND ON GOOGLE MAPS





# Description

6 NORTH ISLA STREET, DUNDEE, DD3 7JQ



## DESCRIPTION

The subjects which we understand were originally constructed as an admin/design office for the adjoining steel works are understood to date from 1970's.

Previously occupied by Radio Tay in 1980 or thereabouts the property has been adapted to provide studio and office accommodation with storage and garage backup.

Visitor and staff parking is provided on site.

The main walls are constructed around a concrete and/or steel frame with precast concrete claddings and timber and glazed infill panels. The roof over is flat and is understood to be covered in mineral felt or similar (not seen). Floors are generally of concrete construction and windows are generally of timber casement construction and single glazed.

The structure is built over a mutual roadway which provides access to the subjects and to the other units within the complex of which the subjects form a part.

The accommodation on the south side of the building comprises the main entrance and reception area, management offices, studios, workshop, storage areas and garage. The accommodation on the north side comprises general admin space.

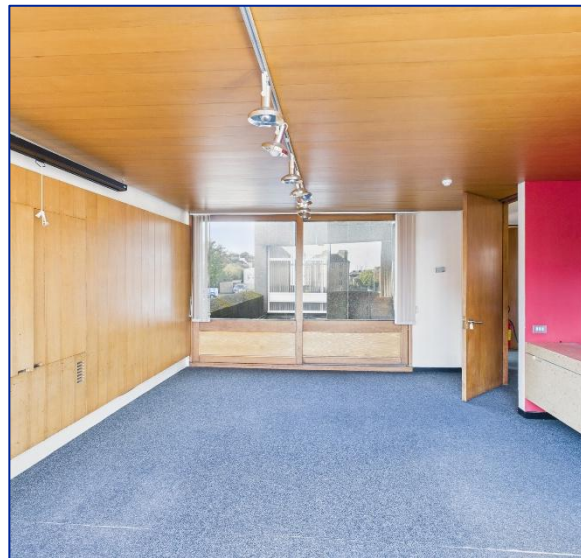
Internal walls and ceilings are plastered, or plaster boarded with painted, tiled etc. Finishes and floors have carpeted and tiled coverings. The offices whilst serviceable would be considered dated in terms of services, fixtures and fittings.





# Description

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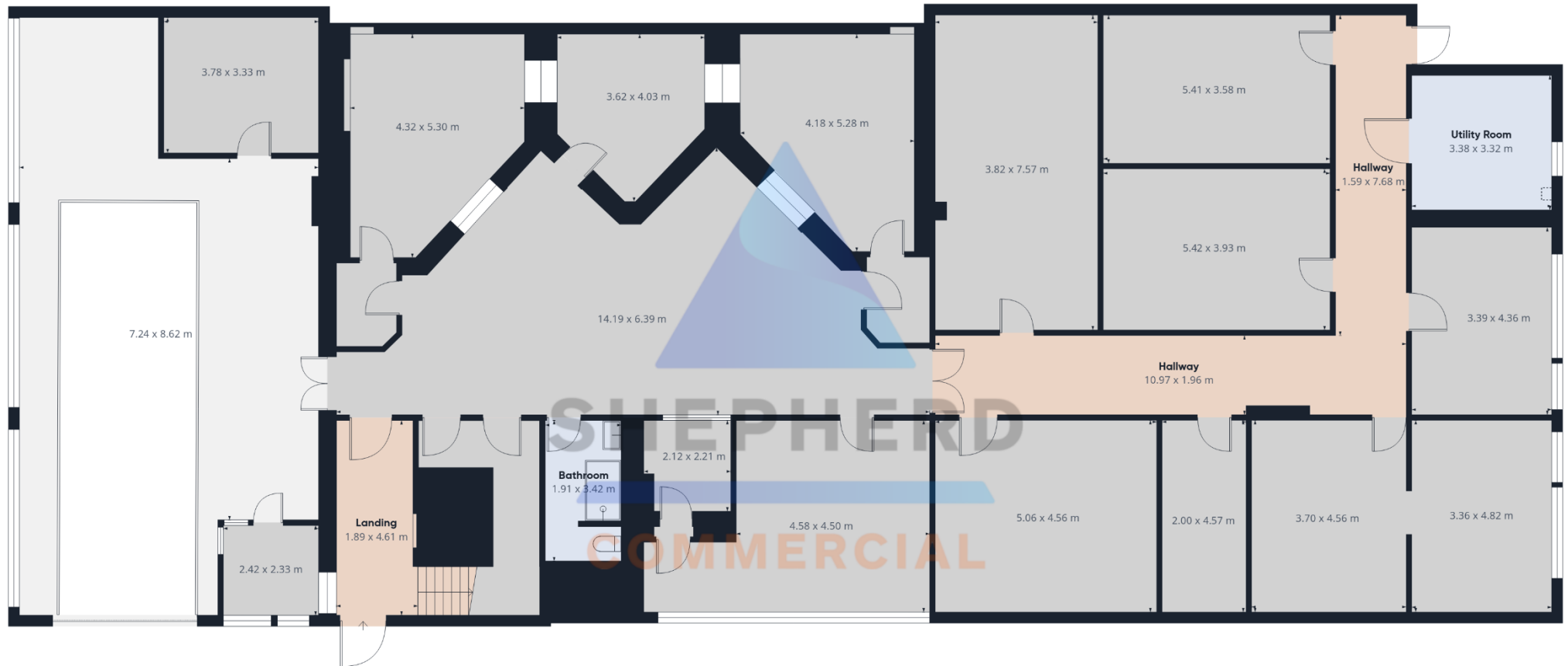


	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b> – Secondary Entrance, 4 Separate High Standard Studios, Basic Offices, Stores, Plant Rooms, Boiler Room and Garage	515.16	5,545
<b>First Floor</b> – Main Entrance, Reception, Management and Support Staff Offices, W.C. Facilities, Open Plan Meeting Room, Staff Lounge, and Kitchen	571.80	6,155
<b>Second Floor</b> – General Offices with W.C. Facilities, Open Plan Office Area with Additional High Standard Studio Space, Office and W.C. Facilities	551.53	5,937
<b>Total</b>	<b>1,638.49</b>	<b>17,637</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

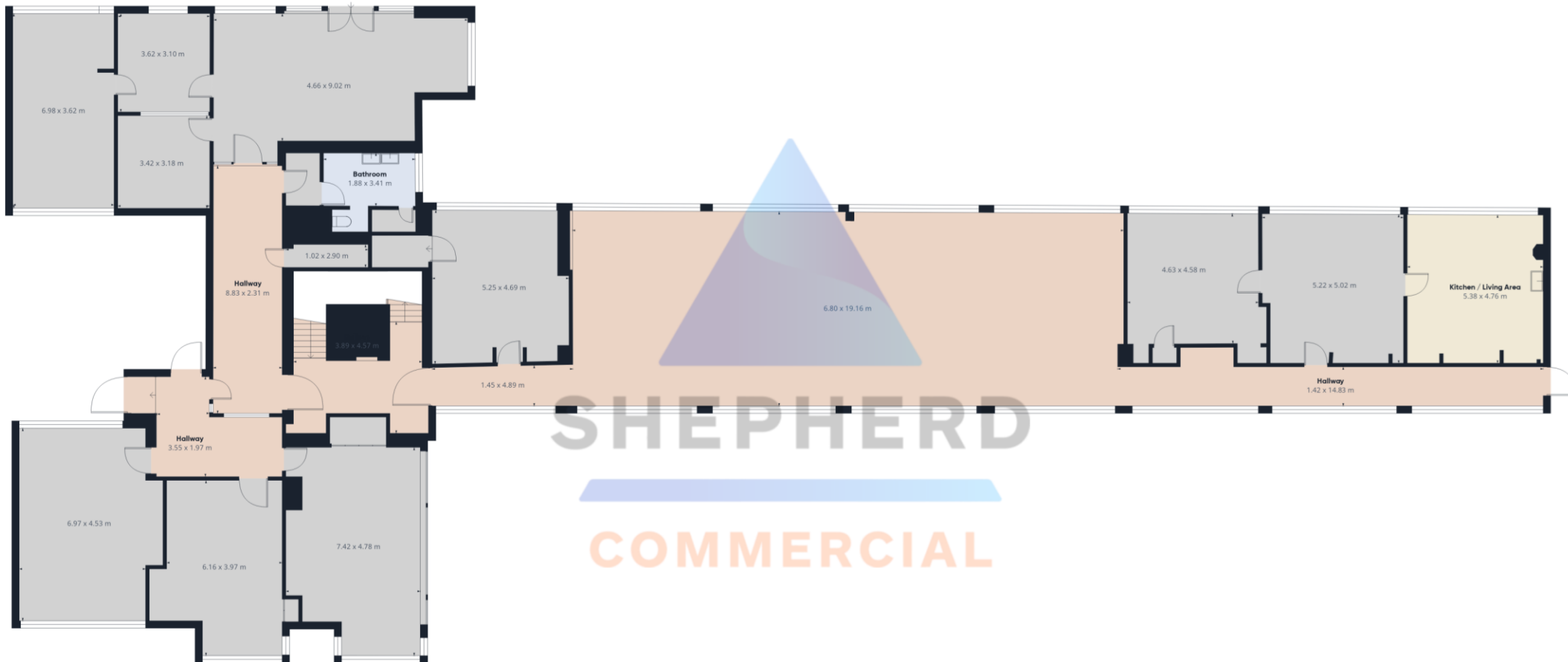
# Ground Floor

6 NORTH ISLA STREET, DUNDEE, DD3 7JQ



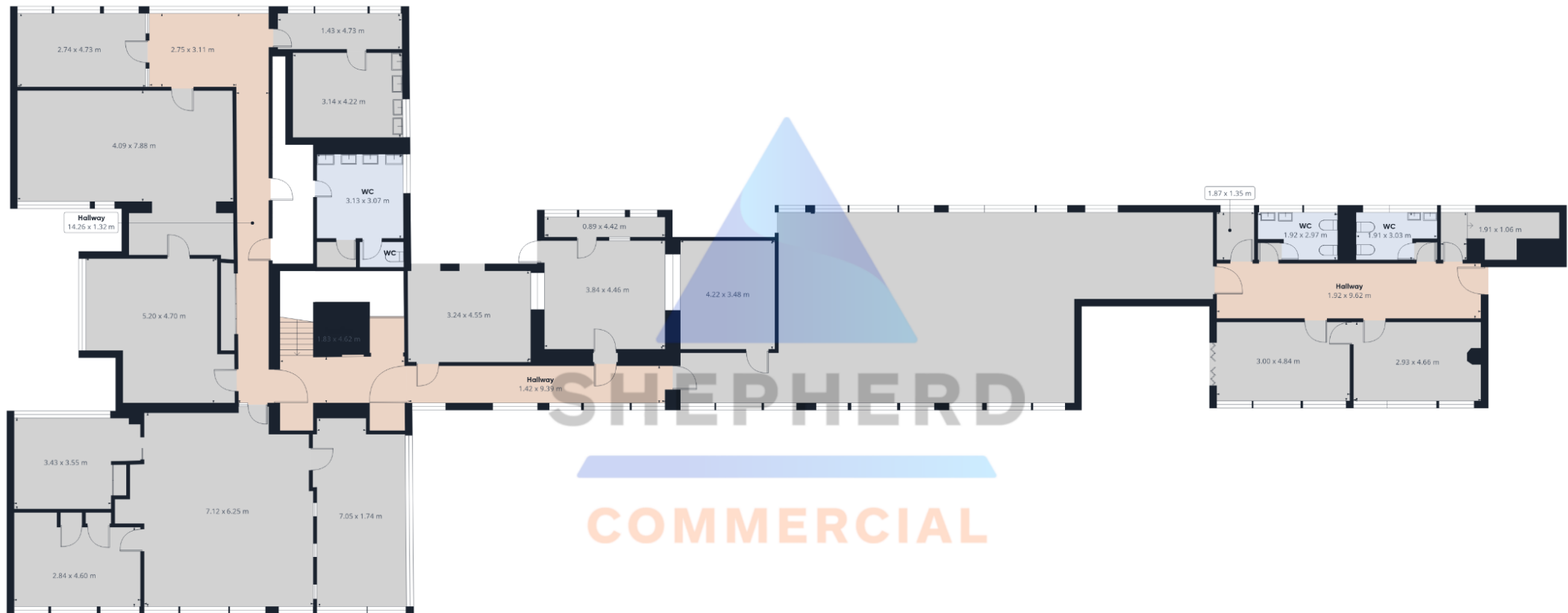
# First Floor

6 NORTH ISLA STREET, DUNDEE, DD3 7JQ



# Second Floor

6 NORTH ISLA STREET, DUNDEE, DD3 7JQ







## RENTAL

Our client is inviting rental offers for their leasehold interest.

Contact the sole agents for further information.

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £78,500.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

Rating – 'C'

A copy can be made available to seriously interested parties.

## VAT

All figures are quoted exclusive of VAT if applicable.

## LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and Registration dues.

## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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 need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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