

**FOR SALE /
MAY LET**

OFFICE UNIT

**MIXED COMMERCIAL LOCATION
WITHIN DUNDEE WATERFRONT**

**CLOSE TO CITY CENTRE, RAIL
STATION AND V&A MUSEUM**

EXTENSIVE PARKING NEARBY

NIA: 64.61 SQ. M. (659 SQ. FT.)

**OFFERS OVER
£120,000**



VIDEO TOUR



WHAT 3 WORDS



UNIT 19, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA

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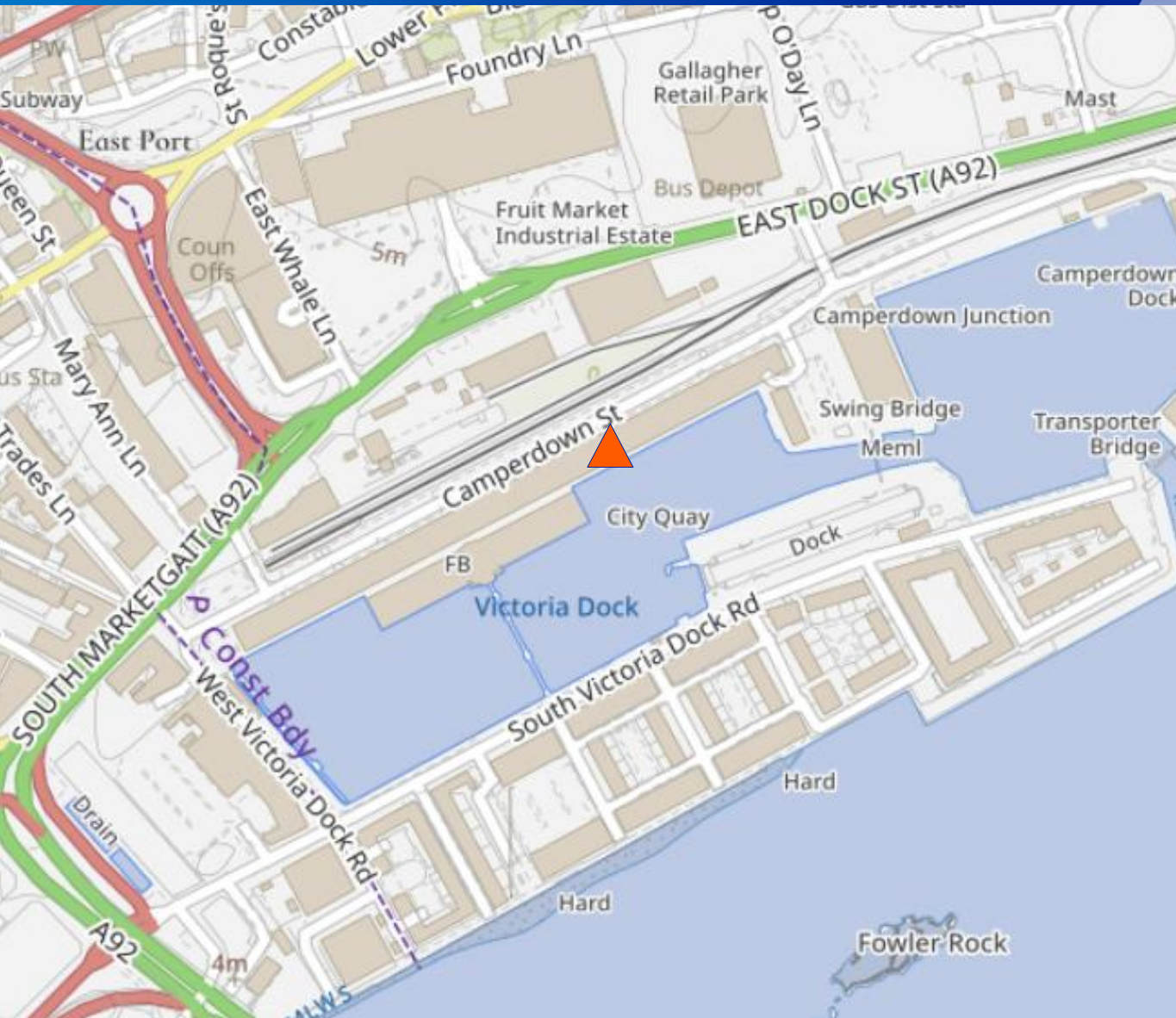
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Location

UNIT 19, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA



LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 148,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time.

Dundee is presently undergoing a one billion transformation to its waterfront which includes significant development not only to the city centre but also along riverside drive, to the airport and the surrounding area.

The centrepiece to the waterfront development is the V&A Dundee, an international centre for design in Scotland, the first ever design museum in the UK outside London.

The subjects are located within the City Quay area of Dundee immediately to the south of the city centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings.

The City Quay location is a 5-minute walk from the Dundee Bus Station and less than 10 minutes walk from the railway station and V&A museum

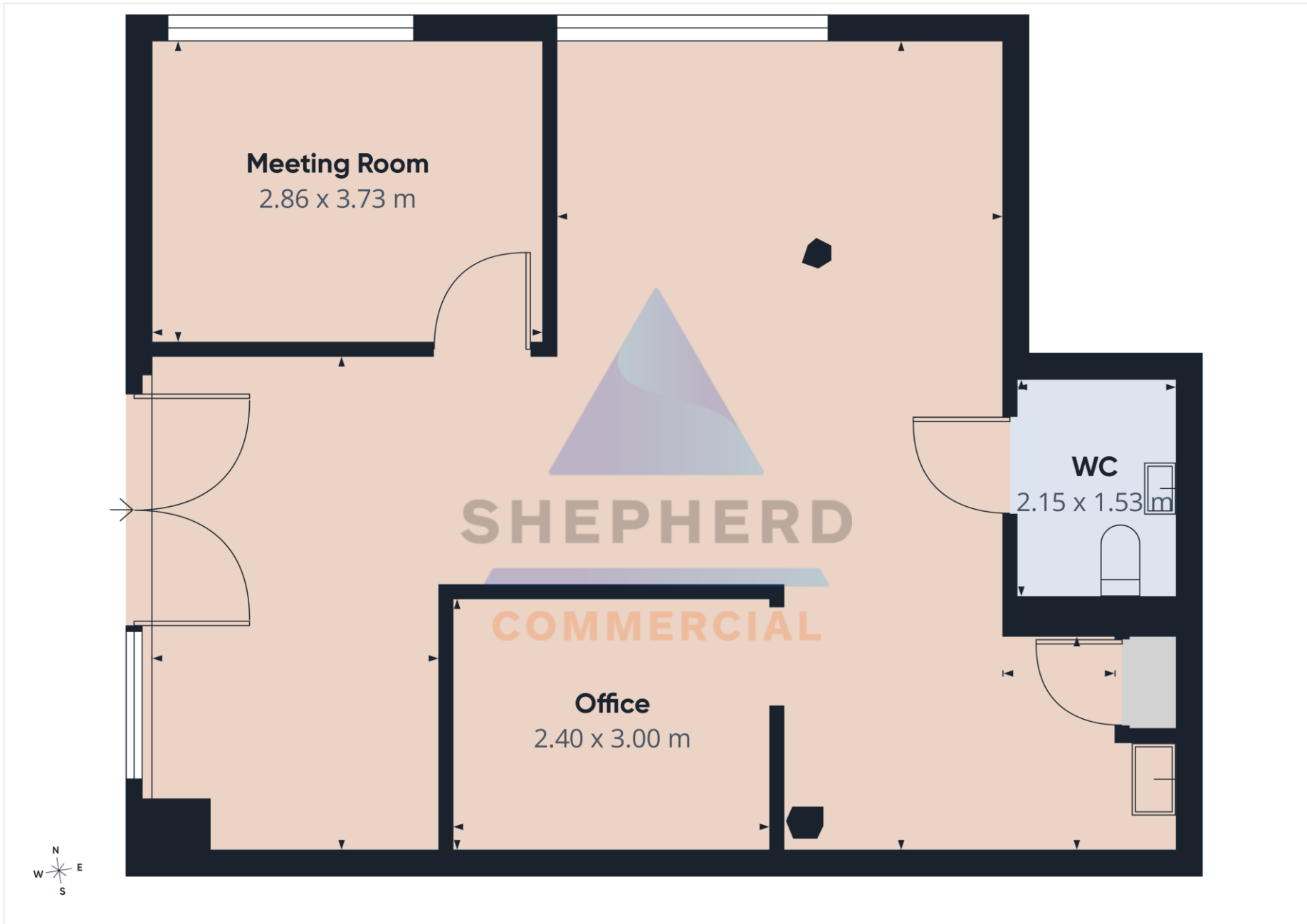


FIND ON GOOGLE MAPS



Floor Plans

UNIT 19, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA





Description

UNIT 19, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA



DESCRIPTION

The subjects comprise a modern ground floor office contained within a single storey terrace of similar units.

The property has the benefit of an attractive glazed display frontage.

Internally the accommodations provides flexible open plan space suitable for a variety of commercial uses.

The City Quay benefits from extensive onsite parking providing convenient access to the complex.

ACCOMMODATION

	m ²	ft ²
Ground Floor		
Office	64.61	695
TOTAL	64.61	695

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



The Detail

UNIT 19, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA

PRICE

Our client is inviting offers in excess of £120,000.

RATEABLE VALUE

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

Rateable Value: £9,200.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

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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