

TO LET

OFFICE/COMMERCIAL UNIT

**MIXED COMMERCIAL
LOCATION WITHIN DUNDEE
WATERFRONT OVERLOOKING
MARINA AND CLOSE TO CITY
CENTRE, RAIL STATION AND V & A
MUESEUM.**

**EXTENSIVE CAR PARKING
NEARBY**

**AREA – 226 SQ. M.
(2,433 SQ. FT.)**

£25,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS



UNIT 22, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA

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Location

UNIT 22, 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



Description

UNIT 22, 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. The southern elevation overlooks the marina.

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

ACCOMMODATION

	m ²	ft ²
Ground Floor		
Office	226	2,433
Total	226	2,433

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).



Description

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The Detail

UNIT 22, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA

RENTAL

Our client is inviting rental offers in the region of £25,000 per annum for a negotiable term of years.

RATEABLE VALUE

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

Rateable Value: £24,600.

Draft 2026 Rateable Value: £29,900.

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

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues thereon.



Get in Touch

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



Jonathan Reid

j.reid@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

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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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