

To Let

1 Greenmarket
Dundee
DD1 4QB

Endeavour House

THE MOST SUSTAINABLE OFFICE SPACE IN DUNDEE

- Refurbished first and second floor office suites
- Open plan and modern accommodation
- Fully decarbonised
- Ample onsite car parking & bike storage
- Dundee waterfront location
- **Total NIA: 1,140.69 sq.m (12,279 sq.ft)**

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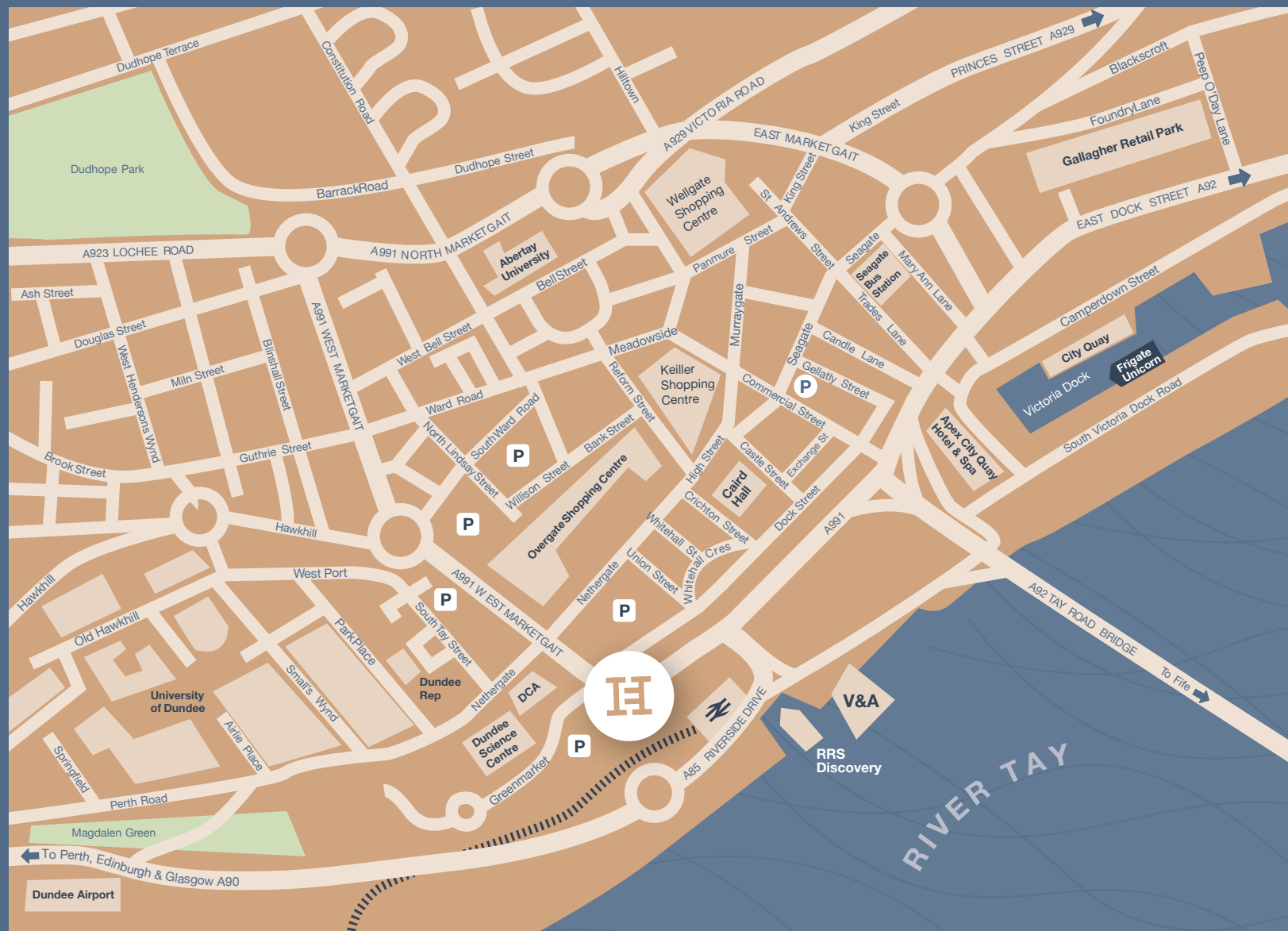
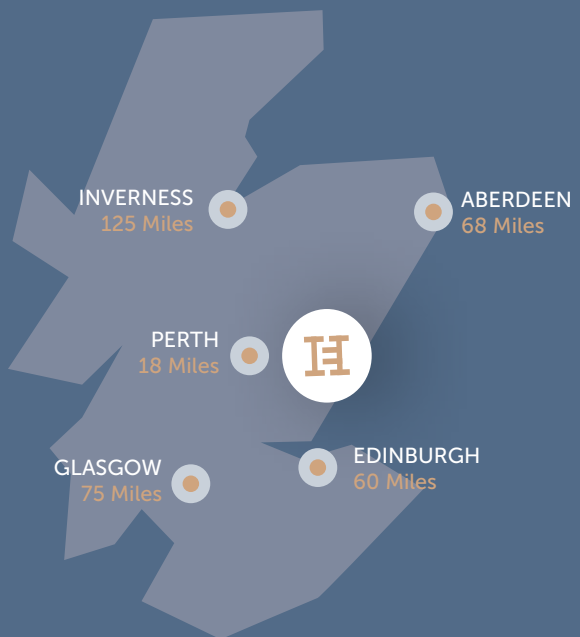


Location

Dundee, The City of Discovery, is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes drive. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is one of the UK's most progressive cities which is currently undergoing a £1 billion transformation of its Waterfront which will create a high quality, mixed use riverside urban quarter right in the heart of the city. The development is one of Europe's most extensive and transformative waterfront projects which the V&A Museum currently forms the central attraction of. Alongside the waterfront development, Dundee and Abertay Universities, The Welcome Trust and recently announced Eden Project and Dundee Esports Arena are all combining to the change the commercial landscape of the city.

A stunning location at the mouth of the River Tay.





Situation

More precisely, Endeavour House sits immediately adjacent to this exciting new Waterfront development and directly in front of the recently completed Dundee Train Station. As such, Endeavour House commands a high-profile and highly visible position on Greenmarket, a busy mixed commercial location right in the centre of Dundee. Nearby and surrounding occupiers are a mixture of Office, Retail, Hotel and Licensed Trade while both of Dundee's Universities are only a short walk away.

Endeavour House sits in an excellent city centre position easily accessible by road, rail and air.



Key

1. HMCTS
2. Dundee Train Station
3. Discovery Point & RRS Discovery
4. V&A
5. Earl Gray House/Social Security Scotland
6. Sleeperz Hotel
7. Proposed ESports Arena
8. Malmaison
9. Thornton's Solicitors
10. BT Building
11. Caird Hall
12. East Marketgait
13. Apex City Quay Hotel & Spa
14. Eden Project (Coming soon)
15. Dundee One Offices
16. Tay Road Bridge

Description

The subjects comprise a detached modern and well-presented office building laid out over ground, first and second floor levels.

The accommodation To Let is on the first and second floors which benefit from excellent natural light levels and fantastic views across the Tay and the City.

The space provides high specification open plan office accommodation which is being extensively refurbished to deliver the most sustainable and ESG focussed office space in Dundee.

The property comes with ample secure car parking facilities, a total of 34 (equating to a ratio of 1: 48 sq.m/1,520 sq.ft) for the entire building.

The building is to be comprehensively refurbished to include a complete overhaul of the reception area to provide a bright and welcoming entry point for staff and visitors to the building. Both suites will also be refurbished to include raised access floors, suspended ceilings, new LED lights and full redecoration.





The most sustainable office space in Dundee



Specification/
Net Carbon Zero

- Endeavour House lends itself to a decarbonised solution and a pathway to Net Carbon Zero has been prepared.
- Gas heating will be replaced with VRF heating and cooling, point of use electric heaters and centralised domestic water heating via air source heat pumps.
- Electric vehicle charging points will be provided to encourage the use of non-polluting vehicles.

Accommodation

The subjects have been measured on a Net Internal Area in accordance with the RICS Code of Measuring Practice (6th Edition) incorporating the RICS Property Measurement 2nd Edition and extends to the following Net Internal Area: 1,140.69 sq.m (12,279 sq.ft).

Floor	Description	Sq.m	Sq.ft	Car Parking Spaces
First	Office	546.23	5,880	11
Second	Office	594.46	6,339	11

EPC

The accommodation will secure a B rating following completion of the refurbishment works

Rateable Value

The subjects are currently entered in the Valuation Roll with a combined Net Annual Rateable Value of £138,250. The subjects will require to be reassessed for any future lettings and interest parties should make their own enquiries in this regard.

Rent & Terms

The subjects are available To Let for a term to be negotiated. All enquiries to the Joint Letting Agents.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

The subjects have been elected for VAT therefore VAT will be payable on the rent and Service Charge.

Further Information and Viewing

Further information and viewing arrangements are available by contacting the Joint Letting Agents;

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