

**TO LET**  
**MODERN OFFICE PREMISES + PARKING**

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**SHEPHERD**  
CHARTERED SURVEYORS

**GRAHAM  
SIBBALD**



**Caledonian House**  
**Greenmarket**  
**Dundee**  
**DD1 4QX**

- Modern office pavilion
- Excellent city centre location
- Ample onsite car parking
- Affordable rental packages available
- Flexible lease terms offered
- Close to Dundee train station
- Suites from 487.73 sq.m (5,250 sq.ft)



## 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.

More precisely, Caledonian House sits in the heart of the exciting "Waterfront" development and adjacent to Dundee Train Station. As such, Caledonian 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. Caledonian House sits in an excellent city centre position easily accessible by road, rail and air.

The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise a substantial office building, well presented with ample on site car parking.

The suites available To Let are located at ground, first and second floor levels. Floor plates are reasonably regular in their configuration and flexible allowing for tenant fit outs to suit their exact needs.

## SPECIFICATION

- Raised access floors
- Floor loading of 4+1kn/ sq.m
- Suspended ceilings with recessed lighting
- Gas fired central heating
- Air conditioning
- DDA Compliant
- Male, Female and Disabled WC's
- Showers
- Onsite car parking
- Bike stores

## ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following Net Internal Area's:

Building	Floor	Description	Sq.m	Sq.Ft
A	Ground	Office	505.75	5,444
A	First	Office	505.75	5,444
A	Second	Office	487.73	5,250
B	First	Office	487.73	5,250

## RATEABLE VALUE

The Rating information is available from the Joint Letting Agents or via [www.saa.gov.uk](http://www.saa.gov.uk)

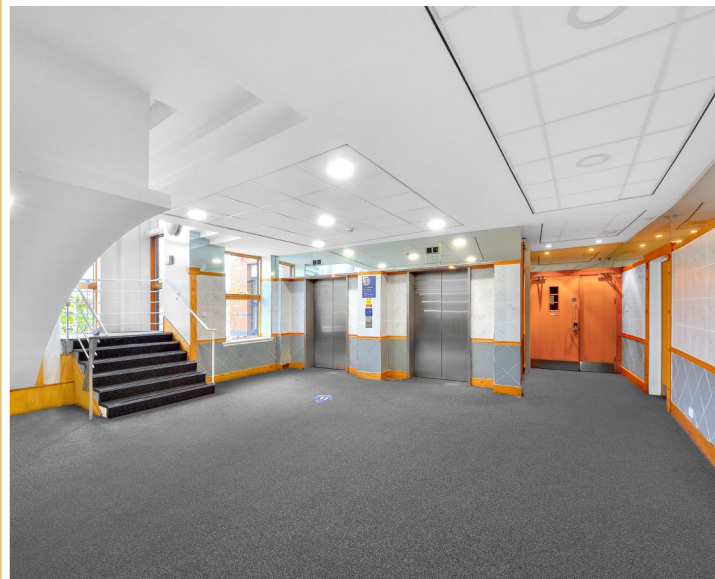
## EPC

Available on request.

## TERMS

The subjects are available on affordable and flexible lease terms. The leases will be structured on standard commercial terms subject to the Service Charge provision.

All information available to genuinely interested parties from the Joint Letting Agents.





## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

## VIEWING

Viewing is through the Joint letting agents.

To arrange a viewing please contact:



**Garth Davison**  
07809 490 581  
[Garth.Davison@g-s.co.uk](mailto:Garth.Davison@g-s.co.uk)



**Scott Robertson**  
07880 502 651  
[S.Robertson@shepherd.co.uk](mailto:S.Robertson@shepherd.co.uk)

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Feb 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.