

TO LET

PRIME OFFICE SPACE

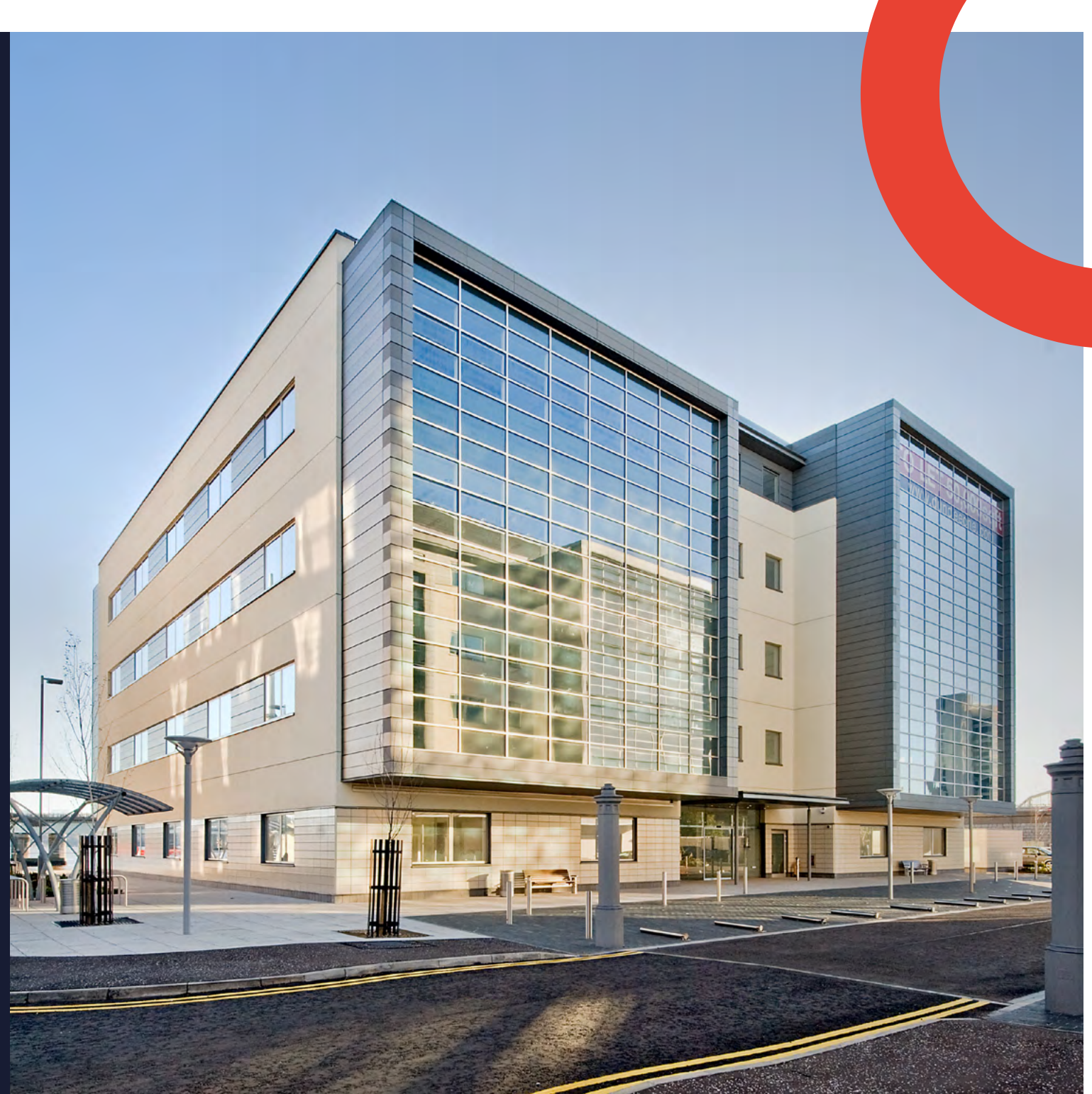
ONE

DUNDEE
ONE

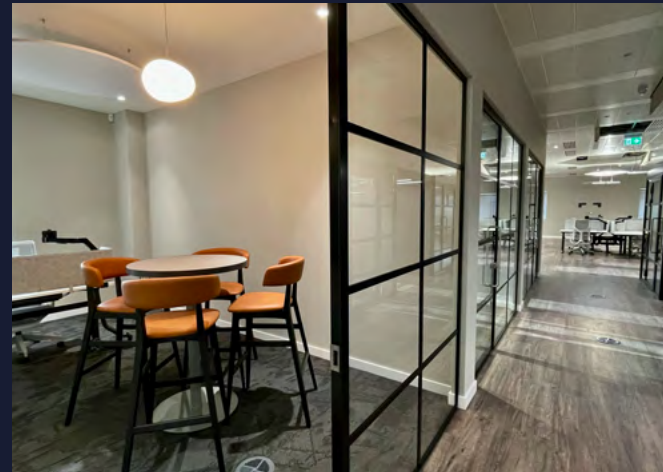
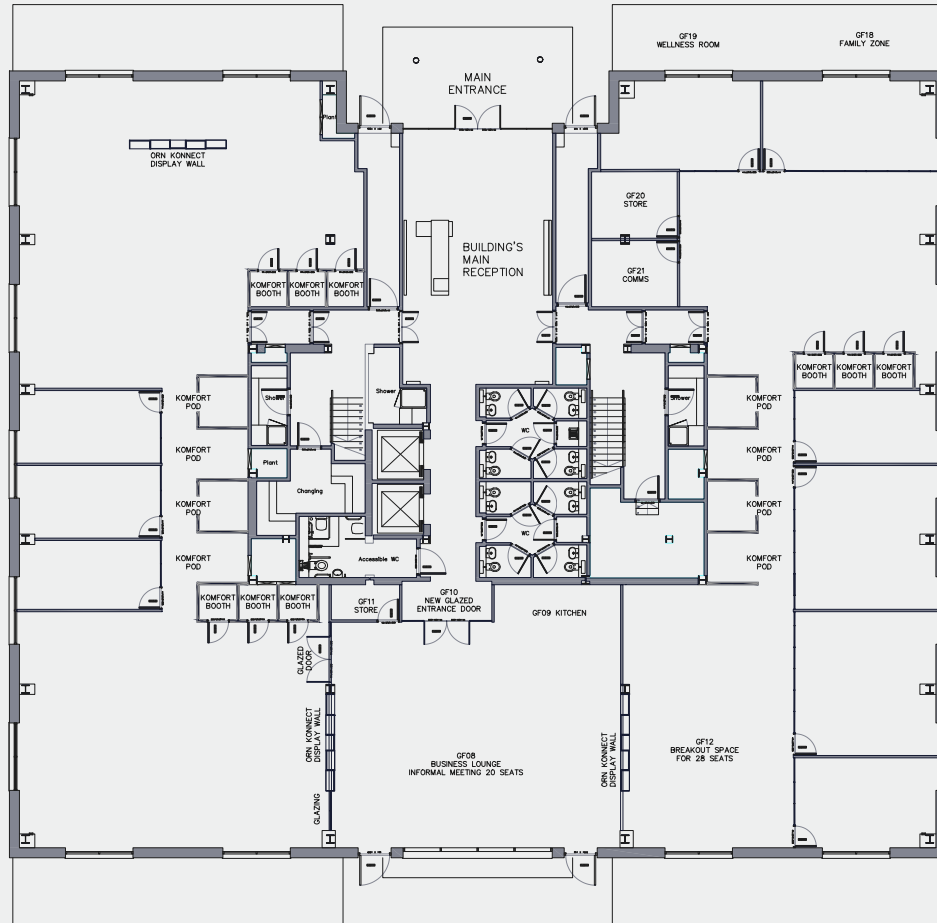


River Court
5 West Victoria Dock Road
Dundee | DD1 3JT
[CLICK TO FIND ON GOOGLE](#)

- > Grade A Office building
- > Prime waterfront location
- > BREEAM energy rating of Excellent
- > Fully DDA Compliant
- > Parking, cycle store and showers available
- > EPC Rating of A



GROUND FLOOR



LOCATION

Dundee is Scotland's fourth largest city with a resident population of around 150,000 people and 500,000 people within the primary catchment area. The city is located on the north bank of the River Tay, approximately 60 miles north of Edinburgh, 65 miles south of Aberdeen, and 80 miles east of Glasgow. Dundee is strategically located with 90% of Scotland's population within a 60 minute drive time. The city is served by excellent road, rail and air links.

With Two universities and the world class Ninewells teaching hospital and two Welcome Research Centres, coupled with a very strong bio-medical and digital arts sector, Dundee is at the forefront of creative industries, research and development.

The property is located on Dundee's hugely successful waterfront and at the heart of the city. The £1 billion transformation has included major projects including the V&A, a new railway station and new hotels.

FIND ON GOOGLE 

DESCRIPTION

The subjects comprise a selection of suites within Dundee One with commanding views over the city, River Tay and the V&A. The building benefits from the following specification:

- > On site building manager during office hours
- > CAT5 cabling
- > Car Parking on Site
- > Heating and comfort cooling
- > 2x 12-person passenger lifts
- > Fully DDA Compliant
- > Raised floors and suspended ceilings
- > LED Lighting
- > Cycle storage
- > Emergency 24 hour building management
- > EPC: A

AVAILABILITY

SUITE	SQ FT	SQ M
Ground 1	8,876	825
First 2	2,696	250
Third 1	2,530	235

LEASE TERMS

Our clients are seeking to let the suites on terms to be agreed.

RENT

Available on Request

SERVICE CHARGE

The property is professionally managed and a service charge will be attributable. More information is available on request.

RATEABLE VALUE

Individual rateable values available from the letting agent

FIT OUT

Extremely high quality fit out available in each suite

LEGAL COSTS

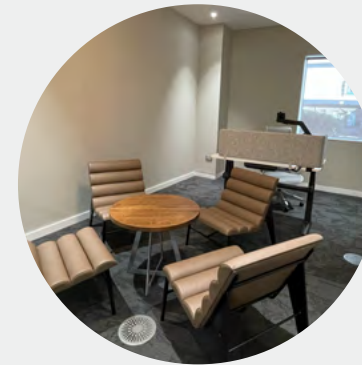
Each party shall be responsible for their own incurred costs; however, the ingoing party shall be responsible for any registration dues, Land and Buildings Transaction Tax and any other expenses.

VAT

All prices are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.



VIEWING

For further information or to arrange a viewing, lease contact the joint letting agents:

Stephen Kelly

E Stephen.kelly@hkip.co.uk
T 07775 820 857

John Dunn

E John.dunn@hkip.co.uk
T 07450 390 778

HKIP

Mercantile Chambers | Suite 10
53 Bothwell Street | Glasgow | G2 6TS

HKIP

Andrew Dandie

E Andrew.dandie@g-s.co.uk
T 07803 896 967

Grant Robertson

E Grant.robertson@g-s.co.uk
T 07900 265 516

Graham and Sibbald

Seabraes House | 18 Greenmarket
Dundee | DD1 4QB

GRAHAM SIBBALD

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 and Ryden 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 and Ryden 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. A list of Partners can be obtained from any of our offices. 6. Date of Publication: October 2025.

Designed by fifthhouse.agency