

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**Royal Exchange Building
Panmure Street, Dundee
DD1 1DU**

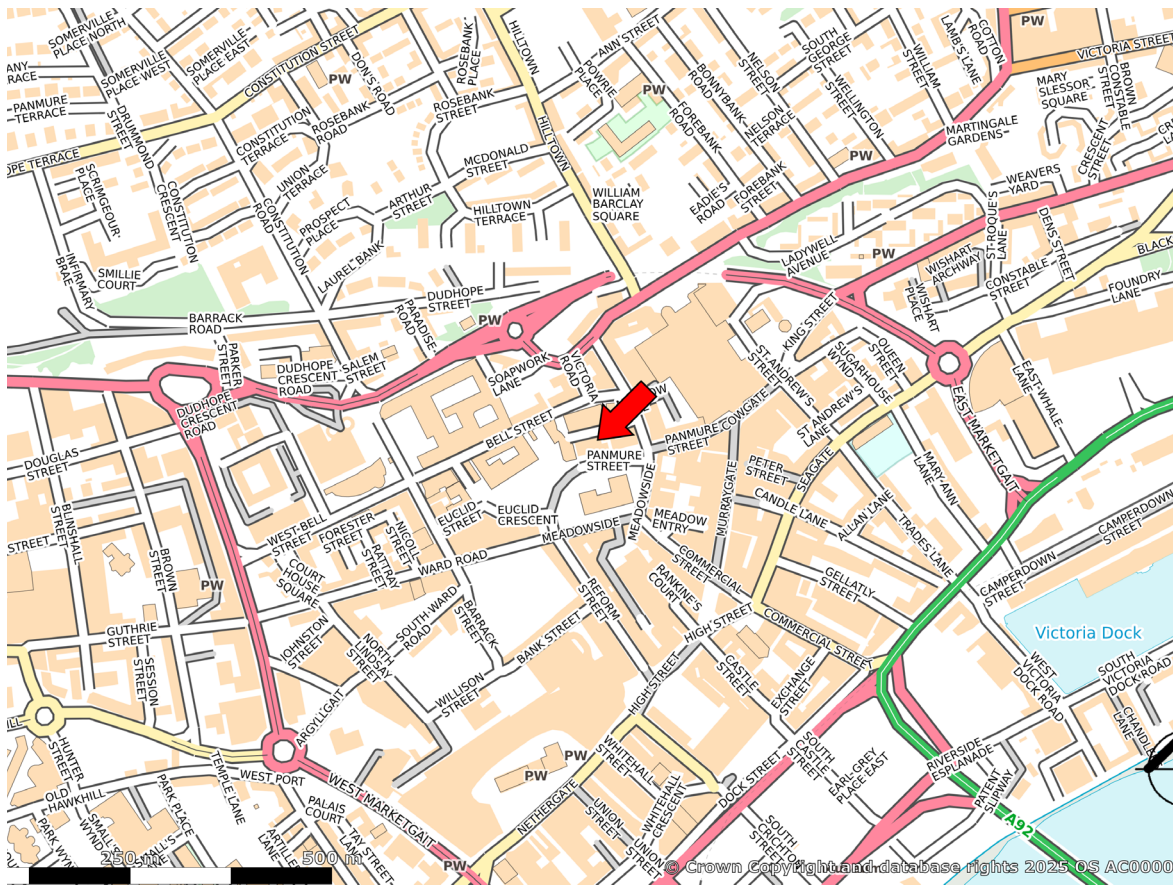
- Located in Dundee City Centre
- Multi Ffloored Office
- Ground (West) and Fourth Floor Office Available
- Ground (West) Floor extends to approx. 125.84 sq.m. / 1,355 sq.ft.
- Fourth Floor extends to approx. 284.61 sq.m. / 3,064 sq.ft.

LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 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 90% of the country's population within 90 minutes drive time.

The subjects themselves are located on the north side of Albert Square near to the junction with Panmure Street and Meadowside in a mixed commercial / residential location on the edge of the main retailing area within Dundee City to the north of Dundee City Centre.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a standalone 5 storey concrete framed office building.

Internally, the subjects comprise a ground floor office with a modern fit out and include a reception area, office rooms, staff/kitchenette and WC facilities.

The fourth floor is cellular in nature comprising 9 office rooms all consisting of a carpet tiled floor and strip lighting and comprise WC and kitchenette facilities. The offices are bright benefiting from a south facing aspect.

The offices can be accessed via a secure entry system directly from Albert Square.

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 Areas:

Floor	Size (SQ. M.)	Size (SQ. FT.)
Ground (West)	125.84	1,355
Fourth	284.61	3,064
Total	410.45	4,419

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value.

Floor	Rateable Value
Ground (West)	£15,400
Fourth	£31,200

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

PRICE

The subjects are available To Let. The Ground (West) Floor is available at a rent of £15,000 per annum and the Fourth Floor at a rent of £30,000 per annum. Further information is available from the Sole Letting Agents.

VIEWING

Viewing is through the Sole Agents, Messrs. Graham + Sibbald.





To arrange a viewing please contact:



GRANT ROBERTSON

Director

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07900 265 516



CHARLES CLARK

Commercial Property Agent

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07423 693 461

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: November 2025

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.