



NETHERGATE

CITY CENTRE OFFICE ACCOMMODATION

- NETHERGATE BUSINESS CENTRE, 80 NETHERGATE
- 66 NETHERGATE

OFFICES FROM 1,240 – 3,833 SQ FT
(115 – 356 SQ M)

OFFICES FROM £6 PER SQ FT.
FLEXIBLE TERMS.

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CITY CENTRE OFFICE ACCOMMODATION

NETHERGATE BUSINESS CENTRE, 80 NETHERGATE | 66 NETHERGATE



DUNDEE

Dundee is Scotland's fourth city, located on the east coast overlooking the Tay estuary, with a population of around 150,000 and situated within 90 minutes' drive time of 90% of the nation's population.

Dundee boasts excellent teaching, research and training facilities at its two universities and also Ninewells Hospital, one of the foremost teaching hospitals in Europe. The city also boasts a technology park and a digital media park.

Ambitious proposals are well underway with the £1bn Dundee Waterfront Regeneration extending the city centre down to the waterfront which will include several large mixed-use developments, new conferencing facilities, civic space and a re-opened dock and marina area. The V&A Museum of Design, a £45m centre of design, forms the jewel in the crown of the waterfront development and is set to become one of Scotland's most iconic buildings in years to come.



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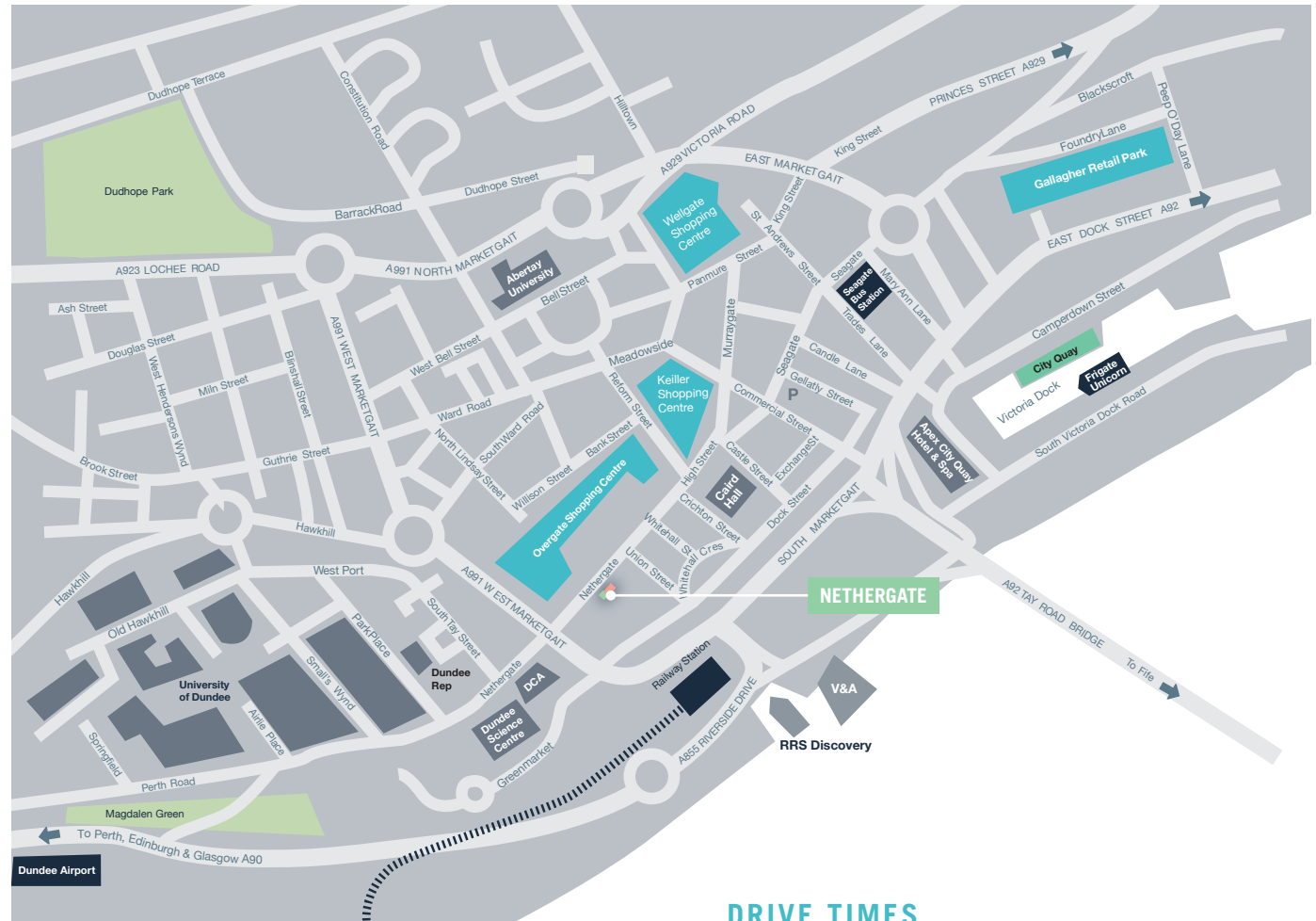


LOCATION

Dundee is located approximately 60 miles to the north of Edinburgh, 20 miles to the east of Perth and 65 miles to the south of Aberdeen.

Road and rail connections to other principal cities are excellent with the A90/M90 and the A92 providing links to Edinburgh, Aberdeen and the rest of Scotland's motorway network. The city is also very well served by the main east coast railway line and a new state of the art railway station in located directly opposite Nethergate.

Dundee airport is located approximately 2 miles west of the city centre operating daily flights to London.



DRIVE TIMES

Perth	23 miles	30 mins
Edinburgh	62 miles	82 mins
Glasgow	82 miles	108 mins
Aberdeen	66 miles	90 mins

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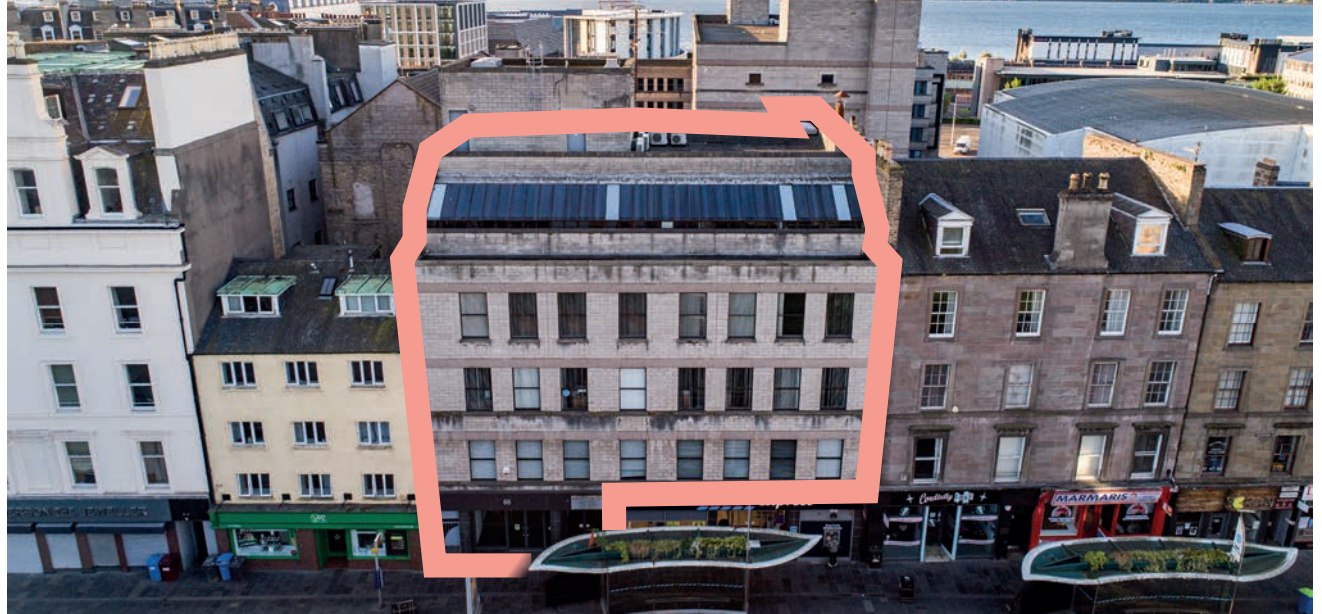


DESCRIPTION

The property comprises two distinct parts including Nethergate Business Centre and 66 Nethergate.

Nethergate Business Centre is accessed directly from Nethergate to the north. This forms a self-contained business centre comprising business units over the ground floor, with first floor office/staff/kitchen space. This includes suspended ceilings with downlighters, carpeted floors, perimeter power distribution and DDA compliant WC facilities. A new goods lift has also recently been installed.

66 Nethergate comprises a multi-let office building arranged over first to fourth floors accessed via a ground floor entrance fronting onto Nethergate. Lift access is provided to all floors. The floor plates are predominantly open plan and incorporate suspended ceilings, perimeter trunking and gas central heating.



REFURBISHMENT WORKS

The vacant accommodation can undergo a comprehensive refurbishment to incorporate where applicable new suspended ceilings, LED lighting, tea prep areas, new carpeting and decoration.

TO LET CITY CENTRE OFFICE

NETHERGATE BUSINESS CENTRE, 80 NETHERGATE, DUNDEE, DD1 4ER

Office Suites From 1,240 – 3,833 sq ft (115.2 – 356 sq m) | Close to Dundee Waterfront Location | Minutes' walk from the V&A Museum



DESCRIPTION

The accommodation comprises office suites forming part of the Nethergate Business Centre development and are accessed from Nethergate via an attractive refurbished common mall area.

The property offers office accommodation at ground floor level, with the first floor providing office/staff/kitchen facilities plus male and female toilets. The suites have Gas Central Heating, suspended ceilings and fluorescent strip lighting.

RENTAL TERMS

The property is available on a new lease for a term to be agreed at a quoting rent of £6.00 sq ft.

SERVICE CHARGE

The service charge is currently running at approximately £3.35 sq ft.

BUSINESS RATES

Interested parties are asked to make their own investigations but as a guide we believe the 2026/2027 Rates payable equates to c £6.00 sq ft.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

ENERGY (EPC)

EPC available on request.

VIDEO TOUR

Unit 6 Video Tour
Unit 7/7A Video Tour
Unit 10 Video Tour
Unit 11 Video Tour

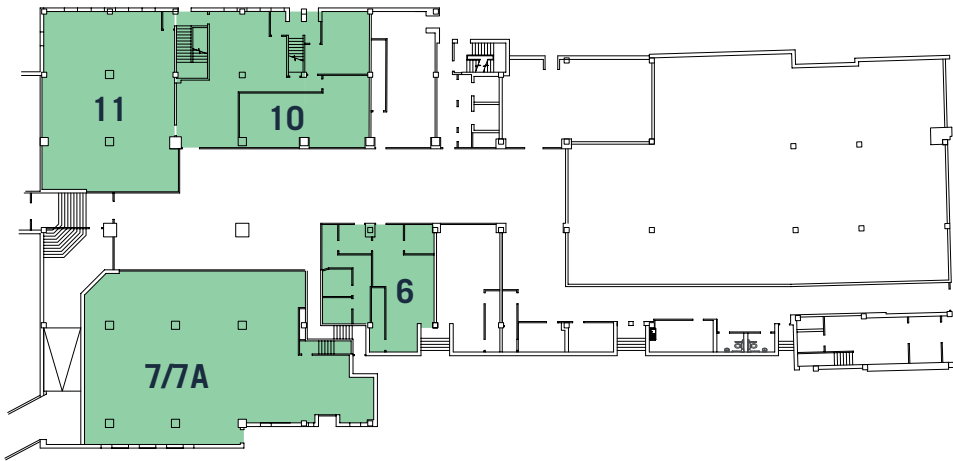
TO LET CITY CENTRE OFFICE

NETHERGATE BUSINESS CENTRE, 80 NETHERGATE, DUNDEE, DD1 4ER

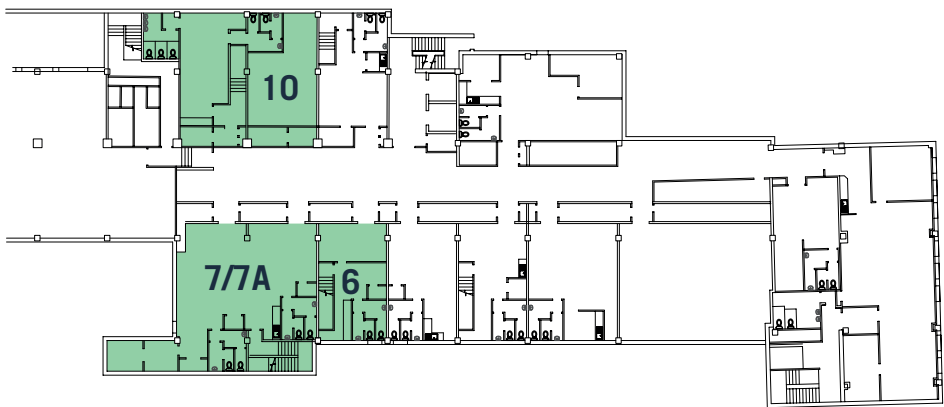
Office Suites From 1,240 – 3,833 sq ft (115.2 – 356 sq m) | Close to Dundee Waterfront Location | Minutes’ walk from the V&A Museum

UNIT	SIZE (SQ FT)	QUOTING RENT P/A	VIDEO TOUR
6	1,240	£7,440	Unit 6
7/7A	3,833	£22,998	Unit 7/7a
10	2,489	£14,934	Unit 10
11	1,664	£9,984	Unit 11
TOTAL	9,226		

*Business Rates and Service Charges are assessed annually and subject to change. Further information at www.saa.gov.uk and <https://www.mygov.scot/non-domestic-rates-calculator>



Ground Floor



First Floor

80 NETHERGATE, DUNDEE, DD1 4ER – GYM/ LEISURE PROPOSAL

Close to Dundee Waterfront Location | Minutes' walk from the V&A Museum

SIZE:

GROUND FLOOR UP TO

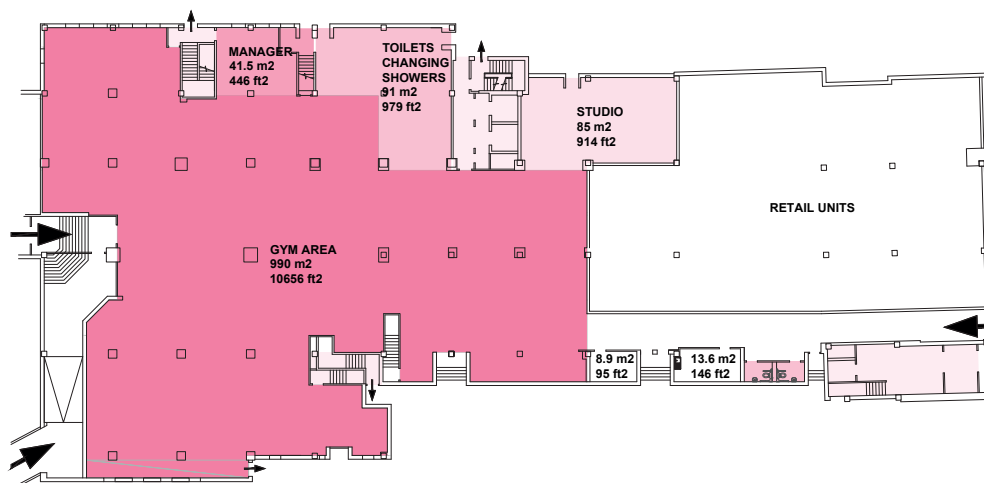
C 15,381 SQ FT (1,428 SQ M) GIA

FIRST FLOOR UP TO C 9,870 SQ FT

(916 SQ M) GIA

DESCRIPTION

Indicative proposals have been drawn up for the current mall office space to be re-purposed into a leisure or gym use. This would be subject to planning but indicative floor plans and sizes are provided below.



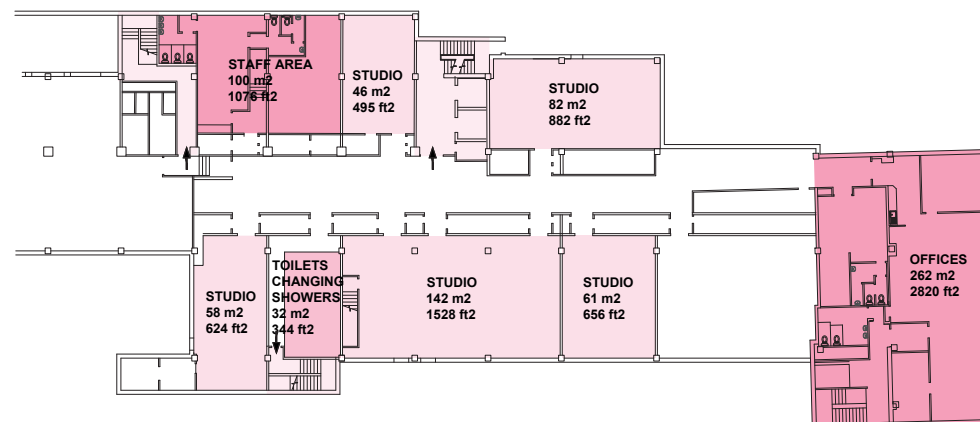
Ground Floor

GROSS AREA

15,381 sq ft (1,429 sq m)

USABLE SPACE

13,239 sq ft (1,230 sq m)



First Floor

GROSS AREA

9,870 sq ft (917 sq m)

USABLE SPACE

5,607 sq ft (521 sq m)

TO LET CITY CENTRE OFFICE

1ST- 4TH FLOORS, 66 NETHERGATE, DUNDEE, DD1 4ER

Office Accommodation | Close to Dundee Waterfront Location | Minutes' walk from the V&A Museum

SIZE:

OFFICE SUITES FROM 532 –
1,981 SQ FT (49.4 – 184 SQ M)

WHOLE BUILDING 6,762 SQ FT
(628.2 SQ M)

DESCRIPTION

The first to fourth floors are available with each office being mainly open plan, some with meeting room space and offering excellent natural light.

The offices benefit from a kitchen/staff room, toilets within the common areas on each floor, lift serving all floors and secure entry phone system.

RENTAL TERMS

The property is available on a new lease for a term to be agreed at a quoting rent of £10 sq ft.

SERVICE CHARGE

The service charge is currently running at approximately £2.89 sq ft.

BUSINESS RATES

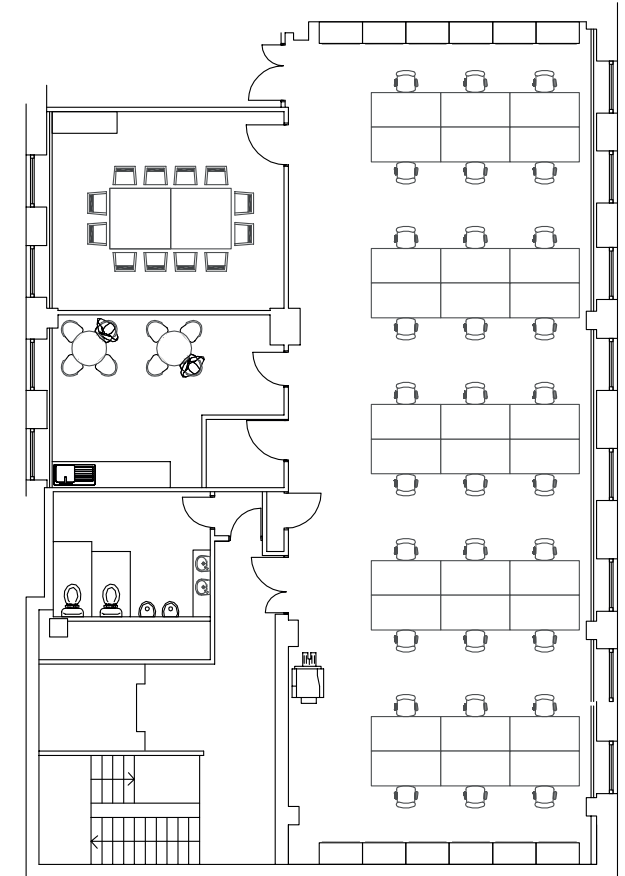
Interested parties are asked to make their own investigations but as a guide we believe the 2026/2027 Rates payable equates to between c £5.75 - £6.25 sq ft depending on the suite in question and exemptions applicable.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

ENERGY (EPC)

EPC available on request.



FLOOR	SIZE (SQ FT)	QUOTING RENT P/A	VIDEO TOUR
1	1,440	£14,400	
2 Part	532	£5,320	2nd Floor suite 1
2 Part	1,307	£13,070	2nd Floor suite 2
3	1,981	£19,810	3rd Floor
4	1,502	£15,020	4th Floor
TOTAL	6,762		

*Business Rates and Service Charges are assessed annually and subject to change. Further information at www.saa.gov.uk and <https://www.mygov.scot/non-domestic-rates-calculator>

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact either:

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