

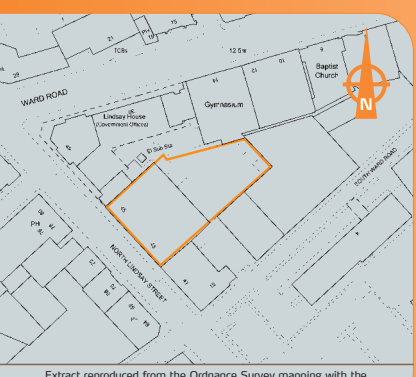
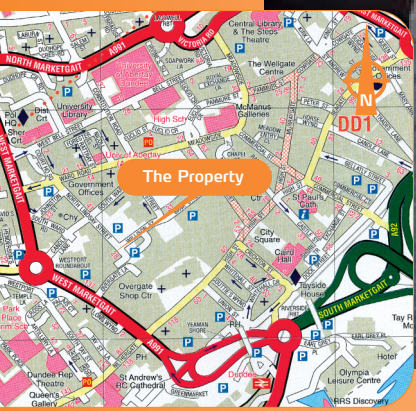
lot 48

Enterprise House, 45 North Lindsay Street
Dundee DD1 1HT

Vacant Possession

Heritable Office with Potential

- City centre Listed building (no vacant rates payable)
- Potentially suitable for alternative uses (subject to consents)
- Situated within close proximity to the new Dundee City Council Headquarters
- Six Week Completion Period Available



Location
Miles: 57 miles north of Edinburgh
74 miles north-east of Glasgow.
Roads: A90, A92
Rail: Dundee Rail
Air: Dundee Airport

Description
The property, a category B Listed building, comprises office accommodation over ground, first and second floors. The property benefits from underfloor trunking, suspended ceilings, an 8-person passenger lift and on-site car parking for approximately 25 cars.

Situation
The property is located on the eastern side of North Lindsay Street in an established city centre office location close to West Marketgait. Nearby occupiers include BT, NatWest and Bell Lawrie with the new city council headquarters located opposite.

Tenure
Heritable (Scottish Equivalent of English Freehold).

VAT
VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	602.46 sq m	(6,485 sq ft)	VACANT POSSESSION
First	Office	610.73 sq m	(6,574 sq ft)	
Second	Office	580.38 sq m	(6,247 sq ft)	
Totals		1,793.57 sq m	(19,306 sq m)	

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