



AVAILABLE TO LET

165 167 Brook Street Broughty Ferry DD5 1DJ

165-167 Brook Street, Broughty Ferry DD5 1DJ



Office for rent, 1,125 sq ft, £15,000 per annum

For more information visit <https://realla.co/m/34867-165-167-brook-street-broughty-ferry-dd5-1dj-165-167-brook-street>

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The subjects comprise a 2 storey mid terraced office building of brick/block construction under a pitched and tiled roof.

The building has two means of access from the front elevation, leading to a reception/office area, private office, toilet and staff facilities.

On the first floor there is a large open plan office and male and female toilets. The accommodation is most suited to an office occupier however may suit a variety of commercial uses, subject to any relevant planning permissions.

To the rear and access from Erskine Lane there is a private car park, with 8 allocated spaces available.

Highlights

- Office accommodation within heart of Broughty Ferry
- Private car park to rear - 8 spaces available
- Flexible lease terms available
- May qualify for 100% rates relief
- Rental offer over £15,000pa invited

Property details

Rent	£15,000 per annum
Rates payable	£12,200 per annum
Building type	Office
Available from	02/02/2018
Size	1,125 sq ft
EPC certificate	Available on request

Floor	Size sq ft	Status
Ground	520	Available
First	605	
Total	1,125	

* All sizes NIA

More information

[Visit microsite](#)

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Contact us

Graham + Sibbald

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Quote reference: DUN-2018\04\0178

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

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