



WESTPORT  
PROPERTY

CHARTERED SURVEYORS

*Property Services with Direction*

**TO LET**

**INDUSTRIAL PREMISES**

FLEXIBLE  
TERMS



**ANGUS WORKS  
TANNADICE STREET, DUNDEE**

Westport Property Limited

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Dundee DD1 5EU

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• INDUSTRIAL UNITS FROM  
111 - 1,058 SQ M (1,200 - 11,394 SQ FT)

# ANGUS WORKS, TANNADICE STREET, DUNDEE

## INDUSTRIAL PREMISES



### LEASE TERMS:

The premises are offered on the basis of a new Full Repairing and Insuring lease on flexible terms. For further information, please contact the joint letting agents.

### RATING:

We have been informed by the local Assessor that the subjects require to be separately assessed for rating purposes.

### LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for meeting both parties' reasonable legal costs incurred in the transaction, as well as any stamp duty and registration dues.

### VAT

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

### ENTRY:

Upon completion of legal formalities.

### VIEWING:

Strictly by appointment with the letting agents.

### MORE INFORMATION?

If you would like to discuss the property, or arrange a private viewing, please contact the joint letting agent:-

**Adam Hutcheson**  
**adam@westportproperty.co.uk**  
**Tel: 01382 225517**  
**Mob: 07818 78 78 74**

### DATE OF PUBLICATION

October 2012

### LOCATION

The premises are bounded by Tannadice Street, North Isla Street, Fairbairn Street and Neish Street, approximately 1 mile to the north of Dundee city centre. There is a common yard area accessed off Tannadice Street, serving Units 2 and 10. The site sits in close proximity to the adjacent Tannadice Park, and the surrounding mix of property is predominantly industrial and residential.

Dundee is the commercial centre of Tayside and is situated approximately 55 miles to the north of Edinburgh and 80 miles to the north east of Glasgow. The city is well served by excellent road and rail transport links in addition to having its own commercial Airport.

The precise location is identified on the Ordnance Survey extract.

### ACCOMMODATION:

A converted Mill complex, the premises provide a range of flexible industrial units from 1,200 sq ft to 11,394 sq ft that, if required, could be combined to meet larger tenant requirements.

### DESCRIPTION:

Each warehouse has a solid concrete floor, good natural light supplemented by fluorescent strip fittings, a three phase power supply, electrically operated roller shutter doors, and a minimum eaves height of 4 metres.

### SERVICES:

All mains services are understood to be available.

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### IMPORTANT NOTICE

Please read carefully

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.
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