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WESTPORT PROPERTY

CHARTERED SURVEYORS

Property Services with Direction

TO LET

**Kirk Street,
Dundee, Angus, DD2 3EN**

**Trade Counter / Showroom, Warehouse &
Industrial**

1,291 sq ft gross internal area (120 sq m)

Well Located New-Build Industrial Starter Units

- New Build Units
- 3 Phase Power
- Mains Gas
- Automated Vehicle loading Door
- WC Block
- 39 Car Parking Spaces

Location

Dundee is Scotland's fourth largest city with an estimated population 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 the Tayside region. Dundee is located on the east coast of Scotland with 90% of the country's population within 90 minutes drive time. The subjects are situated on a prominent corner site to the West of Lochee which is a well-established retail and business location surrounded by a densely populated residential housing that is undergoing regeneration by the Local Authority.

Description

The subjects comprise new build starter units constructed within a prominent secure enclosed gated site with ample car parking providing 39 spaces with disabled accessible bays.

The units are steel portal frame constructed with insulated cladding. Access is taken to the units via automated vehicle access doors or single leaf personnel doors. Natural light is provided through roof lights in each unit.

The units are capable of being merged with adjoining units to provide larger spaces for businesses as they grow.

Accommodation and Area

Each unit comprises a rectangular shaped workshop space with a single WC enclosure located therein.

The proposed units will extend to

Floor	Size (sq ft)
Units 1-12	1,291 sq ft each

The units benefit from the following amenities:

- Secure Yard with plentiful parking
- 3 Phase Power and Gas
- Flexible/Scalable Sizes
- Accessible location

Terms

The units are available to Lease on Tenant's Full Repairing and Insuring Terms. The standard 1,291 sq ft unit is available from £600/month. VAT is not charged in addition to the rent.

Viewing Arrangements

Please contact the sole letting agent, Westport Property Ltd.

Business Rates

Available on enquiry

Service Charge:

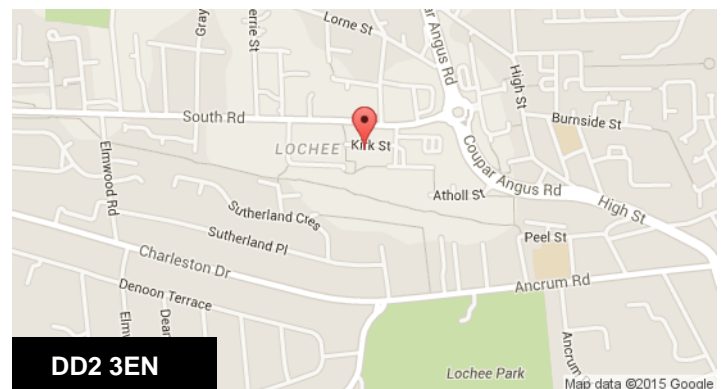
£ Not applicable

Rent

FROM £600.00 per month NO VAT

Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as **(I)**. A copy of the Energy Performance Certificate is available on request from the agents.



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