# Riverside Avenue DUNDEE



# TO LET OFFICE & OR WAREHOUSE ACCOMMODATION

## **VERY ATTRACTIVE TERMS AVAILABLE**



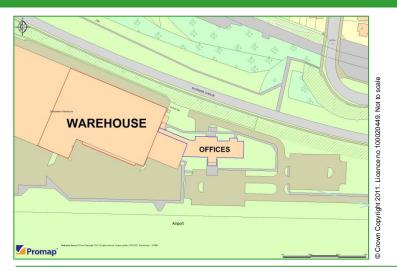
Riverside House & Distribution Centre Riverside Avenue DUNDEE DD2 1UD

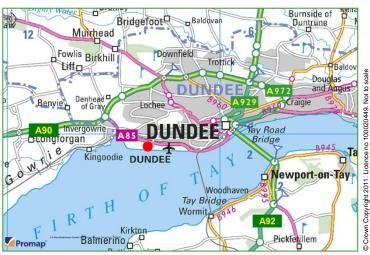
Self-contained office accommodation and warehousing:

- Offices available up to total of 20,307 Sq Ft
- Warehouse available up to 63,567 Sq Ft
- · Open plan office layout
- Dedicated canteen, reception, male and female WC's
- · Extensive car parking
- Close proximity to A90 and A92

### **OFFICE & WAREHOUSE** RIVERSIDE AVENUE **DUNDEE**







#### Location

The subject property is located immediately adjacent to the A85 Riverside Avenue, adjoining Dundee Airport. It provides easy access to the A90 and A92 with the City Centre also being nearby.

#### Description

The subjects comprise a self-contained office block and adjoining distribution warehousing. The offices provide open plan accommodation over two levels and benefit from raised access flooring, suspended ceilings, gas central heating, reception, canteen and male and female WC's. Extensive parking is offered together with the offices.

The warehouse comprises a self-contained semi-detached building and provides an opportunity for distribution, storage or manufacturing with 7 dock levellers and 2 level access doors.

#### Accommodation

The unit has been measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide the following internal areas:

Offices up to total of 1,886 Sq M (20,307 Sq Ft) NIA

Warehouse total of 5,905 Sq M (63,567 Sq Ft) GIA

#### **Terms**

Our clients are seeking to lease the premises on standard full repairing and insuring terms. Short-term / flexible lettings will be considered and separate lettings of the offices and warehousing will be considered.

#### Rental

Rental on application.

#### Rateable Value

We understand the property is entered in the 2010 Valuation Roll as follows:

£243,000 NAV/RV

#### **EPC**

The offices currently have an energy performance rating of D+. The warehousing currently has an energy performance rating of C+. Copies of the certificates are available on request.

#### Viewing

By appointment through sole agents, Gerald Eve LLP.

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