



WESTPORT  
PROPERTY  
CHARTERED SURVEYORS

## TO LET

### **Block 10 Dunsinane Avenue, Dunsinane Industrial Estate, Dundee, DD2 3QG**

**Warehouse & Industrial**  
**21,427 sq ft**

Spacious workshop/storeage/distribution accommodation with on site car parking and enclosed yard located close to the A90

- EXCELLENT COMMUNICATION LINKS
- SUPERB OPPORTUNITY
- FLEXIBLE WORKING SPACE
- ADJACENT TO NEW PETER VARDY CAR SUPERSTORE
- ON SITE CAR PARKING

## Location

The property is located to the north of Dunsinane Avenue, within Dunsinane Industrial Estate, approximately 3 miles north west of Dundee city centre. Dunsinane Avenue is the main feeder road through Dunsinane Industrial Estate. The property lies to the east of Craigowl Street and is bounded to the north and east by Craigowl Road. Dunsinane Industrial Estate is one of Dundee's longest established industrial locations and is home to a wide range of occupiers including car showroom, industrial and office. It has the benefit of good access to the Kingsway, which is Dundee's ring road and part of the A90 Aberdeen to Edinburgh trunk road.

## Description

The property comprises a detached building providing workshop accommodation with loading, storage, staff kitchen/canteen, office and toilet accommodation to the rear together with office and toilet accommodation arranged along the front elevation. There are small office areas at first floor level to the front elevation at either end of the building.

The building dates from the 1960's and is of brick cavity wall construction, with the main part having a double skinned asbestos clad roof on a steel framework. The offices to the front have a flat felt roof. Internally, flooring is solid concrete and walls are unlined brick.

The building benefits from:

- Gas Fired Heating
- High Eaves Height
- Easy Access to the A90

## Availability

We have measured the gross internal floor area as follows:

Floor	sq m	sq ft
Ground Floor	1,990	21,427

## Terms

The property is offered for lease on full repairing and insuring terms for a negotiable period. A lease of longer than 5 years will incorporate rent reviews at regular intervals.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the above transaction with the tenant being responsible for any LBTT and VAT liability incurred thereon in.

## Viewing

Strictly by appointment by the sole agents, Westport Property.

## Business Rates

Rates Payable: £27,234 per annum

(based upon Rateable Value: £53,400 and UBR: 51.0p)

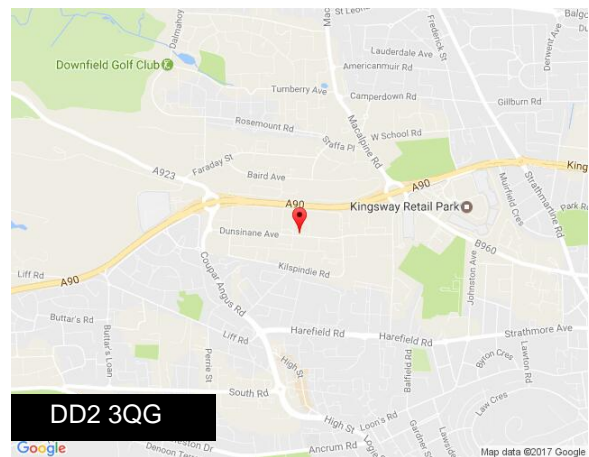
Any new occupier will have the right to appeal this rating assessment.

## Rent

Rent from £3 per sq ft

## Energy Performance Rating

Available upon request.



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