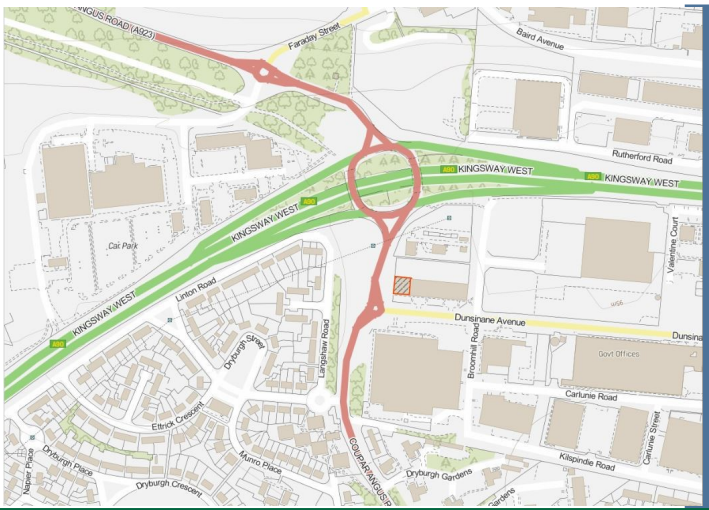
TO LET INDUSTRIAL UNIT



Unit 1, Dunsinane Avenue, Dundee, DD2 3QN

- Rent: £16,500 p.a
- GIA: 301.39m^2
- Prominent location in well-established industrial estate



Viewing and Further Information

By arrangement with letting agents:

Dundee City Council
Dundee House
50 North Street
Dundee
DD1 1LS

Tel: 01382 434341

Email: gavin.wilson@dundeecity.gov.uk

https://www.investindundee.com/landandproperty

Unit 1, Dunsinane Avenue, Dundee

RENT:
£16,500 PER ANNUM

RATEABLE VALUE:
£16,300

GROSS INTERNAL AREA:
301.39m^2

TERMS:

Available on full repairing and insuring terms for a negotiable period, subject to 5 yearly rent reviews.

Location

The subjects are located in the Dunsinane Avenue Industrial Estate in Dundee, in a well established parade of industrial units, adjacent to the A90 Kingsway Road and the national motorway network further afield.

There are a number of local and national retailers located in the area, comprising mixed uses such as manufacturing and trade-counters.

Description

The subjects comprise single-storey ground floor accommodation forming the end unit of a parade of industrial units. Internally the space has been subdivided by the previous tenant to form a mix of office space, warehouse, and a trade-counter. The subjects benefit from electric roller shutters to the front and rear. Access is taken from the mutual yard to the rear, with pedestrian access and a mutual car park to the front.

The floor areas of the subjects have been calculated as follows, in accordance with the RICS Code of Measuring Practice 6th Ed. (2015):

GIA: 301.39m^2

Trade Counter: 129.72m^2
Warehouse: 56.55m^2
Store: 11.55m^2
Store: 7.15m^2
Office: 31.02m^2
Office: 14.62m^2

Services

Mains electricity, gas, and water and drainage services are provided. No warranty is given with regard to the provision or working of any services, and any prospective lessee should therefore satisfy themselves as to the current condition.

Energy Performance

The subject property has an Energy Performance Rating of *F*. A copy of the EPC is available on request.

Legal Fees

It should be clearly understood that the lessee will be liable for the payment of Dundee City Council's reasonable legal fees in connection with the lease of the subjects.

Rates

The property is entered in the Valuation Roll with a rateable value of £16,300.

Use and Planning

The subjects are located within an area which is allocated as a Principal Economic Development Area and as such is safeguarded for Class 4, Class 5 or Class 6 use under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Any prospective lessee is responsible for making their own enquiries with the local planning authority and for ensuring that all required consents are sought.

NOTES

1. Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed 2. Interested parties should satisfy themselves as to all details 3. These particulars are prepared for guidance only and form no part of a binding contract 4. Dundee City Council shall not be liable, in any way whatsoever, for any expense incurred by interested parties should the property be withdrawn at any time.