

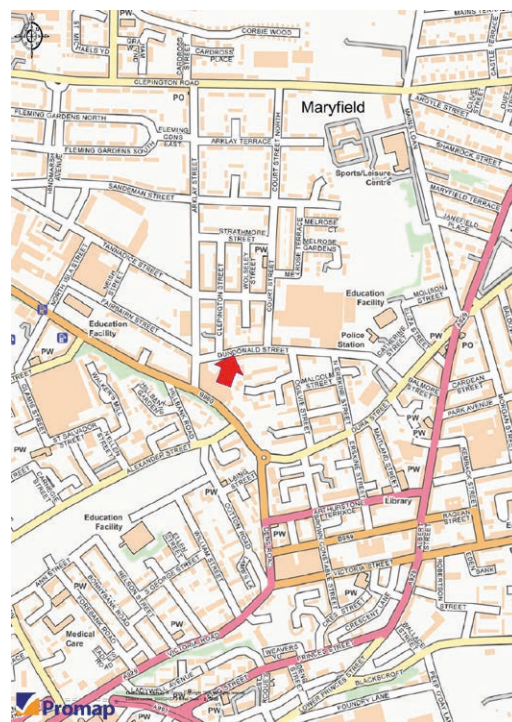
TO LET – In part or Whole

RETAIL WAREHOUSE



UNIT 18, MANHATTAN WORKS, DUNDONALD STREET DUNDEE, DD3 7PY

- LOCATED WITHIN A POPULAR BUSINESS ESTATE.
- MAY SUIT A VARIETY OF USES — subject to consents.
- POTENTIAL SUB-DIVISION
- MAY QUALIFY FOR 100% RATES RELIEF



LOCATION

Dundee is Scotlands 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 Tayside, and is located on the east coast of Scotland with 90% of the countrys population within 90 minutes' drive time.

More precisely, the subjects are located within Manhattan Works Industrial Estate, a mixed use business location approximately 1 mile north of Dundee city centre. The subjects sit within close proximity to Kingsway, Dundee's outer ring-road which provides excellent links to Scotlands main motorway network via the A90/M90.

On street car parking is available close by.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a retail warehouse contained within a larger commercial development home to a number of commercial uses. The subjects are accessed directly off Dundonald Street and benefit from a vehicle entrance door.

Accommodation is regular in its configuration and open plan in its nature. The subjects are easily adaptable, suitable for a variety of uses all subject to the appropriate consents.

The property could be sub-divided and let in part, or whole. Further information available from the joint letting agents.

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Gross Internal Area to be as follows:-

407.56 SQ. M. / 4,387 SQ. FT.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £7,100.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period.

Rental offers over £15,000 per annum are invited.

EPC

Available from the Joint Letting Agents.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Joint Letting Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:



Garth Davison

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On the instructions of



IMPORTANT NOTICE

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2019