# TO LET
INDUSTRIAL/TRADE COUNTER

GRAHAM SIBBALD




## Unit 4A, Baluniefield Trading Estate, Balunie Drive, Dundee, DD4 8UT

The subjects comprise an industrial unit contained within 'Baluniefield Trading Estate' a multi let industrial/commercial location.

- Established industrial location
- Shared yard / car parking
- GIA 415 Sq.m. / 4,465 Sq.ft.
- Flexible lease terms available
- All enquiries



## 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 Tayside and is situated in the east of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes drive time.

The unit is located within Baluniefield Trading Estate, a multi let industrial estate contained within a large, secure yard. The estate in within close proximity to both the A92 Dundee to Arbroath road and the Kingsway, Dundee's outer ringroad.

## DESCRIPTION

Unit 4 Baluniefield is located at the end of the western terrace and accessed directly off Balunie Drive. Access to the unit is granted by way of a large vehicle roller door or via a pedestrian door. Internally the unit provides open plan industrial space with office content and a WC block. The floor is of concrete construction. The accommodation may suit a variety of industrial, storage or trade counter operators.

The unit benefits from an eaves height of 5.25 meters.

## ACCOMMODATION

We calculate the subjects extend as follows on a gross internal basis;

Unit 4 - 415 SQ.M. / 4,465 SQ.FT.




## RATEABLE VALUE

The rateable value will be reassessed upon occupation.

The occupiers of the premises may qualify from some relief in business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

## LEASE TERM

The subjects are available on flexible lease terms, subject to availability and lease negotiations.

Further details on lease terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

## VAT

All figures are quoted exclusive of VAT, however our client reserves the right to charge VAT if applicable.

## EPC RATING

Available on request.

**To arrange a viewing contact:**



**Grant Robertson**
Associate
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01382 200064



**Euan Roger**
Graduate Surveyor
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**IMPORTANT NOTICE**

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