TO LET
FLEXIBLE OFFICE ACCOMMODATION

GRAHAM SIBBALD



Nobel Road, Wester Gourdie Industrial Estate, Dundee, DD2 4EX

- Flexible office accommodation which may suit a variety of uses.
- Available in whole or individual suites.
- Generous dedicated car parking available.







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.

The subjects are located on Nobel Road within Western Gourdie Industrial Estate, an established industrial/commercial area situated on the western boundary of the city. The Estate benefits from excellent road links to the Kingsway outer ring road and Scotland's motorway network. Wester Gourdie is home to a variety of national and local operators.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise 12 individual office suites located on the ground and first floor of a 2-storey office building. The suites are available, either to let individually or as a whole.

The subjects benefit from modern suspended ceiling with inset fluorescent lighting, together with double glazed timber casement windows allowing natural light within. The units are offered on a fully serviced basis; therefore, rent, business rates, service charge, heating, electricity and buildings insurance charges are included in the quoting rent.

AREAS

In accordance with the RICS Code of Measuring Practice (6th Edition) we have calculated the Net Internal Areas to be as follows:-

UNIT	AREA (SQ.M./SQ.FT.)
1	63.82/687
2	125.88/1355
3	18.20/196
4	13.56/146
5	30.66/330
6	11.05/119
7	11.43/123
8	14.12/152
9	49.70/535
10	42.92/462
11	21.65/233
12	24.43/263

RATEABLE VALUE

The individual office suites are rated and so occupiers may qualify for 100% exemption from business rates via the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

LEASE TERMS

Individual office suites are available to let on an all-inclusive rental package. Further information is available by request from Sole Letting Agent Graham + Sibbald.

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.

EPC RATING

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VIEWING

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

To arrange a viewing contact:



Euan Roger
Graduate Surveyor
euan.Roger@g-s.co.uk
01382 200 064



Grant Robertson
Associate
grant.robertson@g-s.co.uk
01382 200064

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.
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6. Date of Publication: June 2018