

# TO LET

Prominent industrial premises with offices

Unit R Charles Bowman Avenue, Claverhouse Industrial Park, Dundee DD4 9UB



- ▶ Prominent position fronting A90
- ▶ Extensive site of 3.63 acres
- ▶ Quality office accommodation
- ▶ Size: 3,275 sqm (35,250 sqft)
- ▶ Planning, Class 4, 5 or 6
- ▶ Rateable Value: £139,250

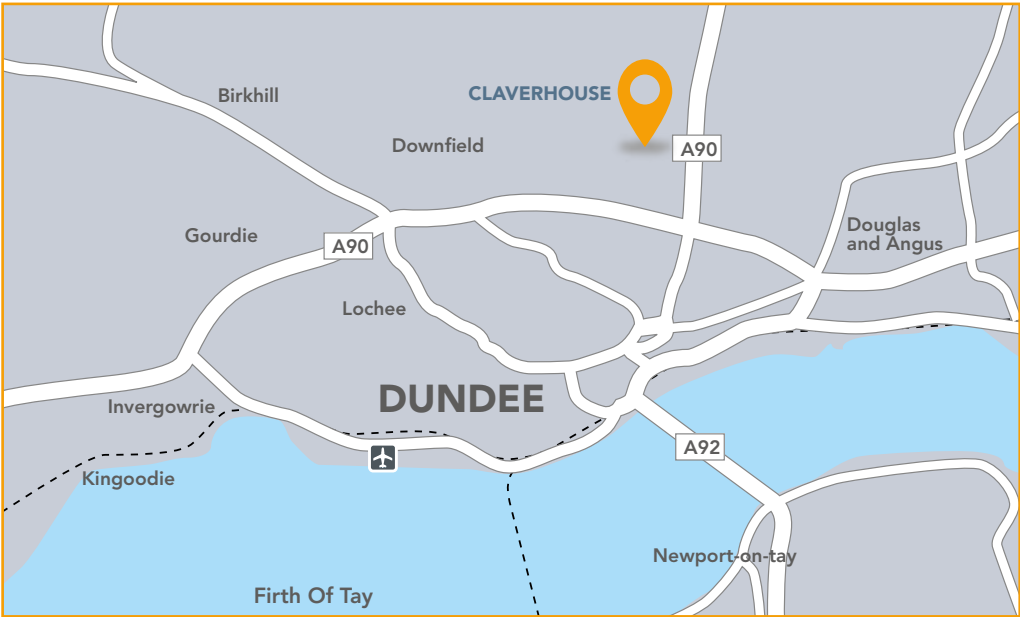
**Ryden.co.uk**  
**0131 225 6612**





# LOCATION

The property is well situated on the north side of Dundee, adjacent to the A90 Dundee to Aberdeen dual carriageway. The building is also ideally situated to service the city centre and waterfront.



Approximate drive times are as follows:

	Edinburgh	1hr 20	Perth	30 mins
	Glasgow	1hr 30	Inverness	2 hrs 40

Situated at the entrance to Claverhouse Industrial Park, the property is prominently positioned and visible from the A90. Nearby occupiers include Starn Group, McKenna Group, Independent Living, Pacson Valves, Claymore Windows and on the opposite side of the A90, Toyota, Peugeot and a Morrisons supermarket.

The property is generally well situated to service Dundee and Central Scotland via the dual carriageway and the motorway network.

# DESCRIPTION

The property comprises a quality manufacturing or distribution premises situated on an extensive site area of 3.63 acres. Staff and visitor car park is to the front and there is extensive car parking and yardage/circulation space to the side.

The building is of a single span steel portal frame construction with a minimum eaves height of 6m.

Lighting in the warehouse is by sodium fitments which is supported by a central apex lightwell which provides a good level of natural lighting internally. There is a gas fired air blower heating system.

The main offices at the front of the building are two storey and have fluorescent strip lighting, perimeter trunking, heating and are generally fitted and decorated to a good standard.

There is a single vehicle electrically operated roller shutter door which gives access to the loading and HGV circulation area.



## ACCOMMODATION

We estimate the gross internal area of the accommodation to be as follows:

Production/Warehouse	2,200 sqm (23,682 sqft)
Offices	1,074 sqm (11,568 sqft)
<b>TOTAL</b>	<b>3,274 sqm (35,250 sqft)</b>

Claverhouse Industrial Park is recognised as a Principal Economic Development area under the Local Development Plan 2019 and the permitted uses are Class 4 (Business), 5 (Industrial) and 6 (Distribution).

## TERMS

The property is available to lease on a full repairing and insuring basis, for a term to be agreed.



## RENT

Please contact the marketing agents below for confirmation of the rent required for this building. An early entry date could be agreed.

## RATES

We have been informed that the property is currently assessed for rating purposes as follows:

RV: £139,250

A new occupier would have the right to appeal this assessment.

## EPC

A copy of the energy performance certificate is available on request.





## VIEWING AND FURTHER INFORMATION

By contacting the following:



**Neil McAllister**  
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**Hannah Sturgess**  
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The Agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. June 2020.