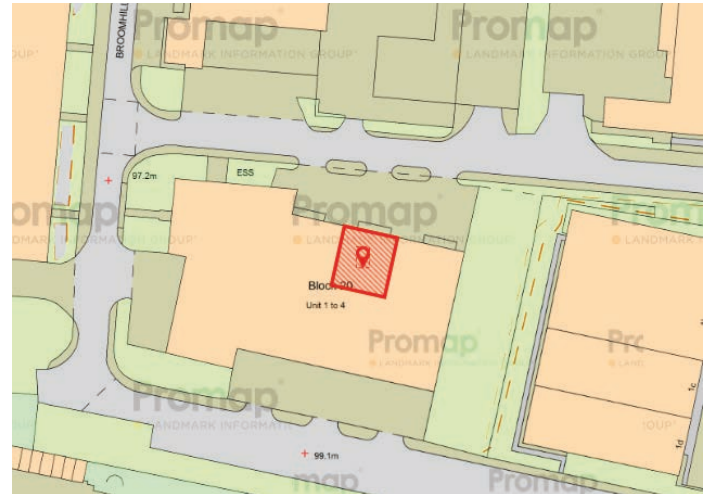




## Unit 6, Block 20 Kilspindie Road, Dunsinane Industrial Estate, Dundee DD2 3QH

- Unit 6 available - 205.33 sq. m. / 2,210 sq. ft.
- Excellent road links
- Accommodation suitable for a number of uses
- Flexible lease terms
- 100% rates relief available



## 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 located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

Dunsinane Industrial Estate lies approximately 2½ miles northwest of Dundee city centre. The estate is a key business location lying adjacent to the Kingsway Outer Ring Road which is the main dual carriageway linking the city with Aberdeen and Edinburgh/Glasgow. The subjects themselves are situated on the west of the estate with neighbouring occupiers including Plumbstore and Hancocks.

## DESCRIPTION

The subjects comprise a former factory building of brick construction, externally harled under a multi-pitched cement sheet roof. The subjects have been sub-divided to create a number of individual commercial/industrial units all benefiting from concrete floor, fluorescent strip lighting, vehicle access doors and yard space. The units would suit a number of different uses.

Unit 6 is available from September 2019.

## ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring Practice 6th Edition and find the approximate Gross Internal Floor Areas to be as follows;

Unit 6 205.33 SQ. M. / 2,210 SQ. FT.

## RATING ASSESSMENT

The units have been assessed for Rates as follows;

Unit 6 £5,100

The occupiers of the premises may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquires with the Assessor in this regard.

## LEASE TERMS

The subjects are available on flexible lease terms subject to availability and negotiation. Further details on lease terms are available from the sole letting agents.

## VAT

VAT is applicable to the rent.

## EPC

Rating to follow

## To arrange a viewing contact:



**Grant Robertson**

Associate

grant.robertson@g-s.co.uk

01382 200064



**Euan Roger**

Graduate Surveyor

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## IMPORTANT NOTICE

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