

# MODERN REFURBISHED INDUSTRIAL ESTATE

Refurbished modern industrial  
accommodation

City centre position

Flexible accommodation with flexible  
lease terms available

Established mixed use business location



**D10 TRADE PARK, UNITS A-K HAWKHILL COURT, MID WYND, DUNDEE DD1 4JG**

**From 261.83 sq m (2,818 sq ft)**

A development by





# D10 TRADE PARK

Dundee has lowest drive time to the largest % of Scottish population

## Location

Dundee, The City of Discovery, is Scotland's fourth largest City and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes drive. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is currently undergoing a £1 billion transformation of it's Waterfront, which comprises circa 240 Hectares of development land, a new state of the art Train Station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London.

More precisely, the subjects are located half a mile west of Dundee City centre adjacent to Dundee University. D10 Trade Park lies in close proximity to West Port roundabout on Dundee's inner ring road. The Trade Park benefits for excellent transport links close-by.



## TRAVEL TIMES

ABERDEEN	68 Miles
PERTH	18 Miles
INVERNESS	125 Miles
EDINBURGH	60 Miles
GLASGOW	75 Miles

# D10 TRADE PARK

The subjects are located half a mile west of Dundee City centre

## Description

D10 Trade Park comprises a modern refurbished industrial estate with common central car parking/courtyard.

The units have recently been refurbished with works being completed January 2020. The subjects offer a high level of specification benefiting from the following:-

- Modern refurbished steel portal frame building.
- Block walls to dado height with profile cladding above
- 3 phase electrical supply
- Mains services connections
- Secure common resurfaced yard/ car parking

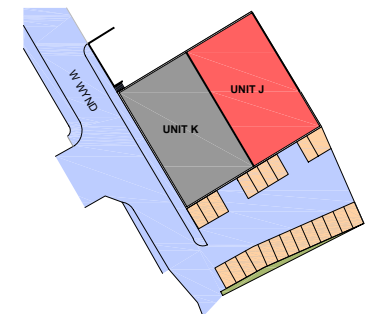
Units J & K are accessed from the southern most part of the development benefitting from private forecourt/ parking.

## Accommodation

The subjects have been measured in accordance with the Property Measurement (2nd Edition) and we estimate the units extend to the following Gross Internal Floor Areas:

UNIT	SQ M	SQ FT
A	261.83	2,818
B	261.83	2,818
C	261.83	2,818
D	522.00	5,619
E	522.00	5,619
F	261.83	2,818
G	395.50	4,257
H	396.03	4,263
J	370.00	3,983
K	389.71	4,195

## Proposed Yard Layout





# D10 TRADE PARK

UNITS A-K HAWKHILL COURT,  
MID WYND, DUNDEE DD1 4JG



# D10 TRADE PARK

UNITS A-K HAWKHILL COURT,  
MID WYND, DUNDEE DD1 4JG

## Lease Terms

The subjects are available to let on new Full Repairing and Insuring leases, subject to the service charge provision. Rents from £7.00 per sq ft exclusive.

Further information is available from the joint letting agents.

## EPC

Available upon request.

## Rating Assessment

The subjects will require to be assessed for rating purposes upon occupation. Interested parties are encouraged to speak to Dundee City Council in this regard.

Existing rateable values can be obtained via the Scottish Assessor Website.

## VAT

All figures are quoted exclusive of VAT.

## Viewing and Further Information

To arrange a viewing or for further information please contact either agent:



**Garth Davison**  
01382 200 064  
garth.davison@g-s.co.uk

**Andrew Dandie**  
01382 200064  
andrew.dandie@g-s.co.uk



**Andrew Veitch**  
07826 947 321  
andrew.veitch@montagu-evans.co.uk

**Bryce Stewart**  
07920 244 328  
bryce.stewart@montagu-evans.co.uk

The agents for themselves and for the 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 intended purchasers or tenants should not rely on them as statement or representation 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 joint agents has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

February 2020.