



## Unit 13 Manhattan Works, Dundee, DD3 7PY

- Extends to 316.33 sq.m. (3,405 sq.ft.)
- Located within a popular Business Estate
- May suit a variety of uses — subject to consents
- May qualify for 100% rates relief

## 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 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects are located within Manhattan Works Industrial Estate, a mixed use business location approximately 1 mile north of Dundee city centre. The subjects sit within close proximity to Kingsway, Dundee's outer ring-road which provides excellent links to Scotland's main motorway network via the A90/M90.

On street car parking is available close by.

The approximate location of these subjects is shown by the OS Plan to the side.

## DESCRIPTION

The subjects comprise a warehouse contained within a larger commercial development home to a number of commercial uses. The subjects are accessed directly off Dundonald Street and benefit from a vehicle entrance door.

Accommodation is regular in its configuration and open plan in its nature. The subjects are easily adaptable, suitable for a variety of uses all subject to the appropriate consents.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (2nd edition) and calculate the following Gross Internal Areas:

FLOOR	SQ M	SQ FT
Ground	316.33	3,405

## LEASE TERMS

The subjects are available To Let on Full Repairing and Insuring Terms at offers in the region of £15,000 per annum.

## RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £10,400

The Uniform Rate for the financial year 2019/20 is 49p, excluding water and sewerage rates.

## EPC

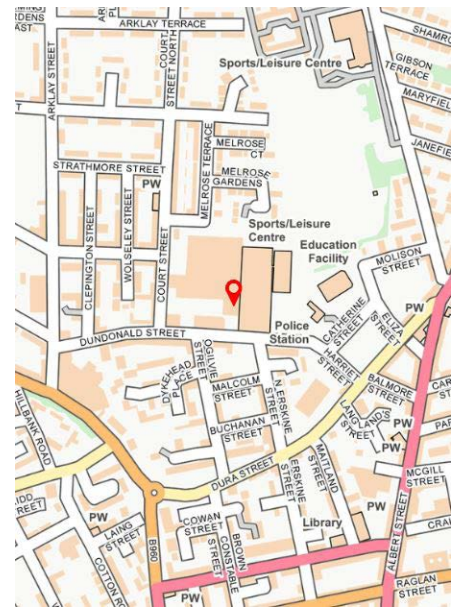
Available upon request.

## VAT

The subjects are elected for VAT.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.



To arrange a viewing please contact:



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



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

On the instructions of:

**LOTUS**  
PROPERTY

## 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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2019