

# TO LET

INDUSTRIAL, OFFICE WITH SUBSTANTIAL YARD



## SHIELHILL WOOD, TEALING, BY DUNDEE DD4 0PW

- Double bay industrial unit
- Detached 2 storey office building
- Large secure yard extending to approx. 1.08 Acres
- Excellent logistical location adjacent to A90
- All enquiries

## LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast. Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront, centred around The V&A Dundee, Scotland's first design museum, which has recently opened.

The unit is located in Tealing some 4 miles north of Dundee City Centre and located to the east of the A90 dual carriageway. The subjects are located within a mixed agricultural and residential area.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a detached 2 storey office building and a series of substantial adjoining industrial units all contained within a yard extending to approximately 1.08 acres or thereby.

### Office

Detached 2 storey office of brick block construction under a pitched tiled and slate roof. Internally on both ground and first floor the accommodation comprises a series of private offices, meeting rooms, open plan office, staff facilities and male, female and disabled access toilets. There is a small external balcony area accessed from the first floor area. Access from the main door leads to a small reception area.

### Main Industrial

The main double bay unit comprises a steel portal frame constructed unit with brick infill walls under a multi pitched cement sheet roof. The floors throughout are of concrete construction. Internally the subjects provide mainly storage and are linked internally. Vehicle access (Roller door 5m x 5m) can be granted from both elevations along with pedestrian access. From this area there is a staff welfare facility along with individual parts storage. The unit benefits from a clear eaves height of 4.5 metres.

Adjoining the main storage unit there is a sawmill area with adjoining canopy area, open on 2 elevations.







The subjects sit within a substantial concrete yard extending to 0.437 hectares / 1.08 acres. The boundary is created by way of steel palisade fencing with various access points along the main road on the southern elevation.

#### ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

Unit	Description	Sq. M.	Sq. Ft.
Office	Ground	183.93	1,980
Office	First	183.93	1,980
Industrial	Storage	1,838	19,784
	Storage	1,827	19,665
<b>Total</b>		<b>4,032</b>	<b>43,409</b>



#### RATEABLE VALUE

The subjects will be reassessed on occupation.

#### LEASE TERMS

The subjects are available on flexible lease terms, subject to availability and lease negotiations.

Further details on lease terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

#### EPC RATING

TBC



To arrange a viewing please contact:



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#### 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.

#### VIEWING

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

**Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.**

#### 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: January 2020