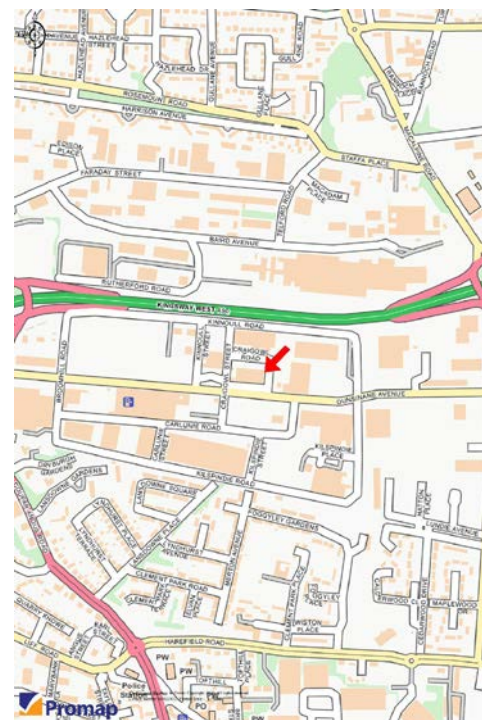




Block 10, Dunsinane Avenue, Dundee, DD2 3QG

- SUBSTANTIAL INDUSTRIAL/WAREHOUSE ACCOMMODATION.
- ESTABLISHED AND POPULAR BUSINESS LOCATION.
- AMPLE ON SITE CAR PARKING & REAR YARD.
- AVAILABLE IN PART OR WHOLE.





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 the Dunsinane Industrial Estate, one of the city's more popular industrial locations. Dunsinane Industrial Estate has the benefit of excellent transport links close by via the A90 Aberdeen to Edinburgh ring road. The property is located on a visible corner site, off Dunsinane Avenue and Craigowl Street. Surrounding occupiers are a mixture of local and national covenants, including the newly built Peter Vardy car showroom, Dundee Audi, Argenta, Jarvie Plant Group and Umicore.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial detached industrial/warehouse building of brick block construction. The subjects benefit from on-site car parking and yard.

Internally the property is regular in its configuration and provides for workshop accommodation, storage facilities, offices and ancillary staff accommodation. First floor office accommodation is also available to the front elevation at either end of the building.

The landlord is willing to refurbish and reconfigure the existing space and lease terms depending, may offer tailored space to suit individual tenants' needs.

Further information available in this regard from the Sole Letting Agents.

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Gross Area to be as follows:-

1,963.20 SQ. M. / 21,131 SQ. FT.

The subjects may suit sub-division and the landlord is willing to work in conjunction with an incoming tenant in this regard depending on lease terms agreed.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £53,400.

The unified business rate for the year 2018/19 is 50.6p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period.

Further information available from the Sole Letting Agents.

EPC

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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;

LOTUS

PROPERTY

To arrange a viewing 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

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.
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6. Date of Publication: December 2018