



Unit 2 Brewery Lane
Ballingall Industrial Estate, Dundee, DD1 5QW

- Modern Industrial Unit
- Established Central Location
- May Suit a Variety of Occupiers
- Extends to 100.66 sq.m. / 1,083 sq.ft.

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.

The subjects are located within a modern terrace of seven industrial units located to the south of Lochee Road on Brewery Lane within the Ballingall Industrial Estate. The subjects are approximately one mile west of Dundee city centre. The industrial estate provides a mix of both local and national companies with the subjects suitable for variety of light industrial/ trade counter uses.

The approximate location is shown by the OS Plan.

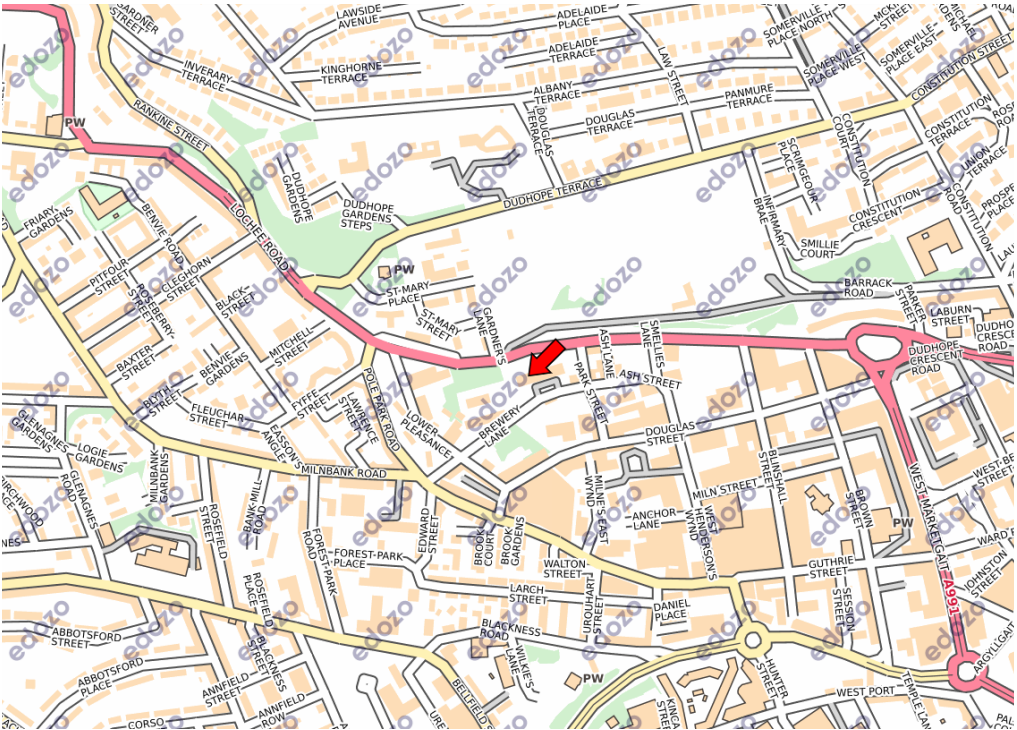
DESCRIPTION

The subjects comprise a single steel portal frame industrial unit with blockwork infill and a roof of low-profile metal cladding. The subjects are accessed via a pedestrian door and vehicle roller door. Internally, the subjects provide open plan workshop space with a small office and single WC to the rear. The subjects have an eaves height of approximately 4.8m.

The subjects have use of a shared tarmac surfaced yard providing car parking.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:



| Unit | Size (SQ.M) | Size (SQ.FT) |
|--------|-------------|--------------|
| Unit 2 | 100.66 | 1,083 |

RATEABLE VALUE

The subjects have a Net and Rateable Value of £5,800.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers should qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let. Rental offers in the region of £9,250 are invited on standard commercial terms for a term to be agreed.

VIEWING

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

To arrange a viewing please contact:



Grant Robertson
Director
07900 266516
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
07423 693461
Charles.Clark@g-s.co.uk

IMPORTANT NOTICE

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6. Date of Publication: March 2023