

INDUSTRIAL / TRADE COUNTER PREMISES



Unit D, 1 Faraday Street,, Dundee, DD2 3QQ

INDUSTRIAL / TRADE COUNTER UNIT

Tenure	To Let
Available Size	6,300 sq ft / 585.29 sq m
Rent	£40,000 per annum ex VAT
Rates Payable	£9,312.60 per annum Any new occupier will have the right to appeal this rating assessment.
Rateable Value	£18,700
EPC Rating	Upon enquiry

Key Points

- ESTABLISHED TRADE COUNTER LOCATION
- CLOSE TO DUNDEE KINGSWAY
- OPEN PLAN WAREHOUSE
- PROMINENT POSITION
- EASY ACCESS TO MOTORWAY NETWORK
- IMMEDIATE ENTRY

Description

The subject comprise an end terraced industrial unit forming part of a terrace of four units of traditional steel portal frame construction with profiled metal cladding, under a pitched corrugated roof.

The unit has a solid concrete floor, blockwork walls with profiled metal cladding above, and pitched roofs incorporating 10% translucent roof panels supplemented by suspended sodium and strip light fittings. Vehicle loading access is by way of a steel concertina door to the front elevation and the accommodation benefits from a minimum eaves height of 5.75 metres.

There is parking for approximately 40 cars on the forecourt to the front of the premises.

Location

The property is located in a prominent corner position on the north side of Faraday Street, the main feeder road through Dryburgh Industrial Estate, at its junction with Telford Road. Dryburgh Industrial Estate is one of the main industrial locations within Dundee and located on the north side of the city, immediately to the north of the Kingsway, which is Dundee's outer ring road.

Other occupiers within the estate include Hire Station, GAP, Nationwide Platforms, Howden, SIG Roofing Supplies, City Electrical Factors, Dulux, Screwfix, BSS, PTS, Edmundson Electrical, SIG Roofing Supplies, and a variety of other trade counter and commercial/industrial occupiers.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rental of £40,000 per annum.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

581.75 sq m (6,262 sq ft)

Legal Costs

Each party will be responsible for their own Landlord's legal and professional costs.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Business Rates

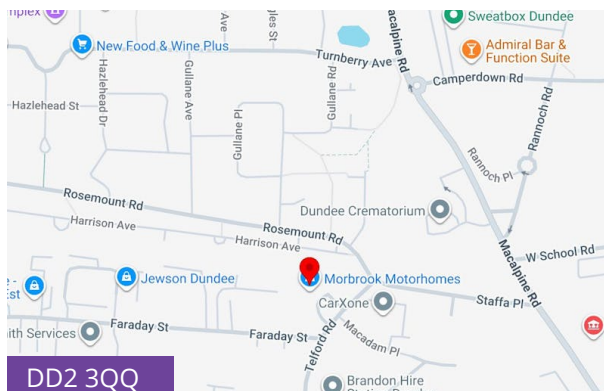
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Workshop - NAV / RV - £18,700

Any new occupier would have the right to appeal this rating assessment.

Viewing

Viewing is strictly by appointment with the sole letting agents.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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