



Block F, Unit 42, Broughty Ferry Trade Park, 10 Tom Johnston Road, Broughty Ferry, DD4 8XR

NEW INDUSTRIAL / TRADE COUNTER UNIT

Tenure	To Let
Available Size	1,050 sq ft / 97.55 sq m
Rent	£10,550 per annum
Service Charge	£0.68 per sq ft
Rates Payable	£3,884.40 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£7,800
EPC Rating	Upon enquiry

Key Points

- Class 4, 5 & 6 Planning Consent
- Easy access to A92 and motorway network beyond
- Secure site with gated entrance and CCTV
- Established business location

Block F, Unit 42, Broughty Ferry Trade Park, 10 Tom Johnston Road, Broughty Ferry, DD4 8XR

Description

Phase 3 of Broughty Ferry Trade Park has recently been completed and has been built to a very high standard to compliment the existing business park.

The development comprise two terraces of industrial units which can be made available together or individually to suit individual tenant requirements.

The development is accessed from the existing central access road and has allocated loading and parking areas situated to the front of the units.

The buildings are of steel portal frame construction and benefit from both vehicle and pedestrian access doors, 3 phase power, a minimum 4 metres eaves height, WC facilities and connectivity to mains power, water and drainage.

The units are fitted with an intruder alarm system, with a low cost annual maintenance plan. A communal CCTV system provides additional security coverage across the whole estate and a gated entrance provides a safe and secure business premises.

Location

The trade park is located on the south east side of Tom Johnston Road, within the popular West Pitkerro Industrial Estate, approximately 4 miles north east of Dundee city centre.

West Pitkerro Industrial Estate is a well established business location situated to the north of Broughty Ferry. The subjects are easily accessible from Arbroath Road and are well situated for access to main arterial routes.

Terms

The premises are available to lease on a full repairing and insuring basis at a rental of £10,550 per annum per unit.

VAT

All prices, premiums and rents are subject to VAT at the prevailing rate.

Accommodation

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

Unit 41 - 97.5 sq m (1,050 sq ft)

Unit 42 - 97.5 sq m (1,050 sq ft)

The premises are available separately or together.

Rateable Value

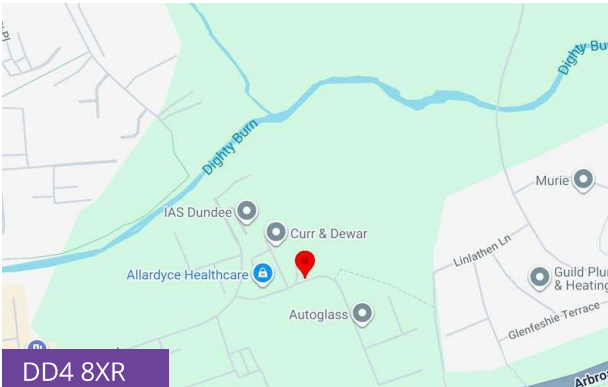
The subjects are to be entered in the Valuation Roll as follows:-

Unit 41 - £7,800

Unit 42 - £7,800

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Service Charge



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 19/08/2025

A service charge will be applicable. Further details are available on request.

Entry

On conclusion of legal missives or on a date to be mutually agreed.