WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial, Trade Counter, Warehouse

TO LET



Unit 1, 5 Taygate Industrial Estate, Coldside Road, Dundee, DD3 8DF

INDUSTRIAL / TRADE COUNTER ACCOMMODATION

Tenure	To Let
Available Size	3,056 sq ft / 283.91 sq m
Rent	£15,500 per annum ex VAT
Rates Payable	£5,278.80 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,600
EPC Rating	Upon enquiry

Key Points

- SECURE TRADE PARK
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- EASY ACCESS TO KINGSWAY
- CLOSE TO DUNDEE CITY CENTRE
- ESTABLISHED BUSINESS LOCATION
- IMMEDIATE ENTRY

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Description

Taygate Trading Estate comprises a total of 9 units arranged in two main terraces surrounding a communal tarmac surfaced secure yard. The buildings are of concrete portal frame construction under a single skin corrugated asbestos roof with infilled concrete block walls and external cladding to the front elevation.

Unit 1 provides warehouse accommodation internally arranged to provide showroom with ancillary office, staff, WC facilities and storage accommodation and ground floor level, with further storage space at mezzanine level.

The units benefit from 3 phase power, electrically operated vehicular access and a wallhead height of approximately 6.9 metres.

Location

The subjects are located within Taygate Trading Estate, which is an established industrial / trade counter estate located in a mixed commercial, industrial and residential area situated approximately 2 miles north west of Dundee city centre.

The estate is accessed off Coldside Road which is located to the west side of Strathmartine Road. Occupiers within the estate include Edmundson Electrical, Plumbase, D&G Autocare, Discovery Fire Sprinklers and Tayside Precision Tools.

Accommodation

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

Ground Floor - 251.93 sq m (2,712 sq ft)
Mezzanine - 32.00 sq m (344 sq ft)
TOTAL - 283.93 sq m (3,056 sq ft)

Terms

The premises are available by way of a new full repairing and insuring lease at a rental of £15,500 per annum.

VAT

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

Business Rates

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

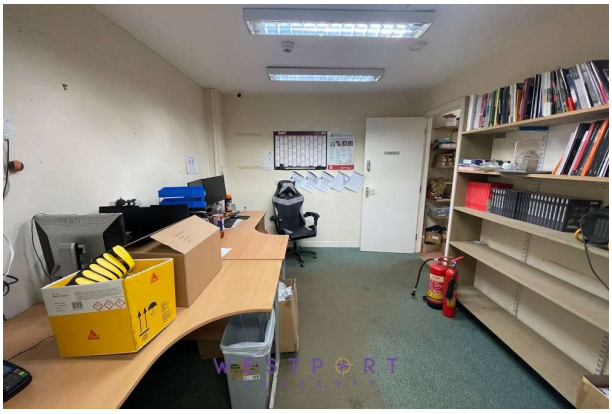
Unit 1 - Warehouse - £10,600.

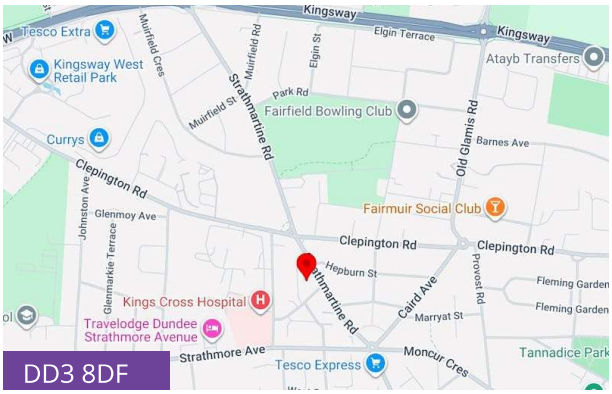
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Viewings

Please contact the marketing agents on 01382 225 517.







Viewing & Further Information



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



Adam Hutcheson
01382 225517 | 07818787874
adam@westportproperty.co.uk

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