WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial
TO LET



Block A, Unit 1, Broughty Ferry Trade Park, 10 Tom Johnston Road, Broughty Ferry, DD4 8XR

MODERN INDUSTRIAL / TRADE COUNTER UNIT

Tenure	To Let
Available Size	1,055 sq ft / 98.01 sq m
Rent	£10,550 per annum
Rates Payable	£3,685.20 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£7,400
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

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Description

The development comprise five terraces of industrial units with loading and parking areas situated to the front of the units, which are accessed from a central access road.

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.

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:-

98.01 sq m (1,055 sq ft)

Rateable Value

The premises are currently entered in the Valuation Roll as follows:-

Warehouse - NAV/RV - £7,400

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

Service Charge

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

Entry

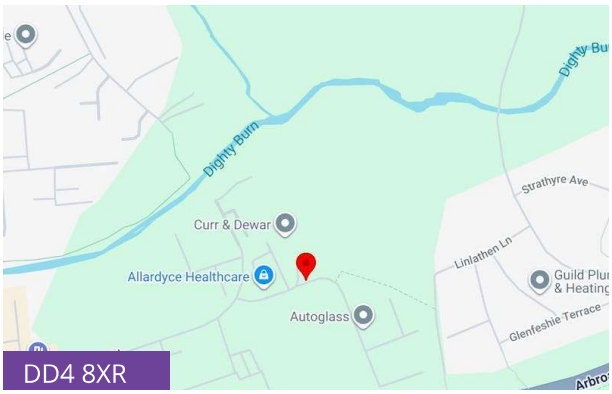
On conclusion of legal missives or on a date to be mutually agreed.

Viewings

Please contact the marketing agents, Westport Property, on 01382 225 517.







Viewing & Further Information



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