WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial
TO LET



Block 2, Unit 2 Piper Street, Baldovie Industrial Estate, Dundee, DD4 0NT

INDUSTRIAL / WORKSHOP ACCOMMODATION

Tenure	To Let
Available Size	2,423 sq ft / 225.10 sq m
Rent	£16,500 per annum ex VAT
Service Charge	£2,500 per annum ex VAT
Rates Payable	£5,826.60 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£11,700
EPC Rating	Upon enquiry

Key Points

- ESTABLISHED COMMERCIAL LOCATION
- IMMEDIATE ENTRY
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- EASY ACCESS TO KINGSWAY (DUNDEE'S OUTER RING ROAD)
- FLEXIBLE TERMS

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Description
The subjects comprise a single storey warehouse of steel portal frame construction with concrete floor, brick infill walls under a pitched corrugated sheet clad roof.

The units benefits from a manual vehicular access door, 3-phase power, an internal office, WC and storage facilities. Lighting is via sodium fitments in the main which supplement approximately 10% of perspex roof lights and the minimum eaves height is approximately 3.2 metres.

The premises are contained within a large secure yard area.

Location
The property is located on the south side of Piper Street, within Baldovie Industrial Estate.

Baldovie Industrial Estate is an established industrial estate located approximately three miles north-east of Dundee city centre with other users including a timber merchant, a scrap yard and a Dundee City Council operated civic amenity site and recycling facility. Michelin Scotland Innovation Parc is located further to the east .

The estate is within close proximity to both the A91 to Arbroath Road and the Kingsway, Dundee's outer ring road.

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

225 sq m (2,426 sq ft)

Terms
The premises are available by way of a new full repairing and insuring lease at a rental of £16,500 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 - £11,700.

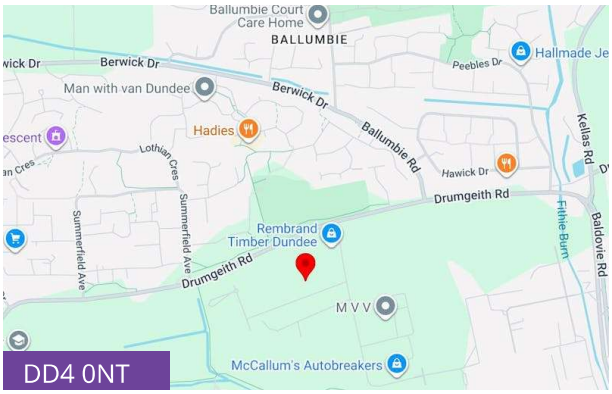
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Service Charge
Further details are available on request.

Viewings
Please contact the marketing agents on 01382 225 517.







Viewing & Further Information



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