WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial
TO LET



Block D, Unit 33, Broughty Ferry Trade Park, 10 Tom Johnston Road, Broughty Ferry, DD4 8XR

WORKSHOP / WAREHOUSE UNIT IDEAL FOR TRADES, STORAGE & SMALL BUSINESS – SECURE BROUGHTY FERRY TRADE PARK

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

- Secure site with gated entrance and CCTV
- Established business location
- Vehicle access, 3-phase power and parking directly outside
- Easy access to A92 and motorway network beyond
- Suitable for a wide range of workshop, trade, industrial, storage and distribution uses (Class 4, 5 & 6 Planning Consent)
- Ideal for small/new start businesses

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Description

Unit 33 is a flexible workshop and warehouse unit within the modern Broughty Ferry Trade Park. As part of a newer-build estate, the premises and surrounding common areas have been designed to a high standard, giving occupiers a clean, professional and relatively low-maintenance working environment.

The unit could suit a wide range of trades, small businesses, workshop operators, storage users and light industrial occupiers. A key benefit is the generous vehicle access: a van can be driven and parked inside the unit, allowing tools, stock and materials to be loaded and unloaded under cover. There is also parking and additional loading space immediately in front of the premises.

Internally, the unit has a minimum height of approximately 4 metres, providing useful space for shelving, racking, equipment or workshop use. It also benefits from 3-phase electricity, pedestrian access, WC facilities, mains water and drainage, giving an incoming business a practical and adaptable base from which to operate.

The property has its own intruder alarm, while the wider estate benefits from a gated entrance and communal CCTV, providing additional security for businesses, vehicles, stock and equipment.

Location

Broughty Ferry Trade Park is on Tom Johnston Road within West Pitkerro Industrial Estate, around 4 miles north-east of Dundee city centre.

The estate is an established business location close to Broughty Ferry, with straightforward access from Arbroath Road and excellent connections to the A92 and wider Dundee road network.

Terms

Rent: £10,550 + VAT per year – approximately £879 + VAT per month.

The property is available to lease on a Full Repairing and Insuring (FRI) basis. This means the tenant is responsible for certain repair, maintenance and insurance costs during the lease. Our team will explain these responsibilities before you commit.

VAT

VAT is payable on the rent and other applicable charges.

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)

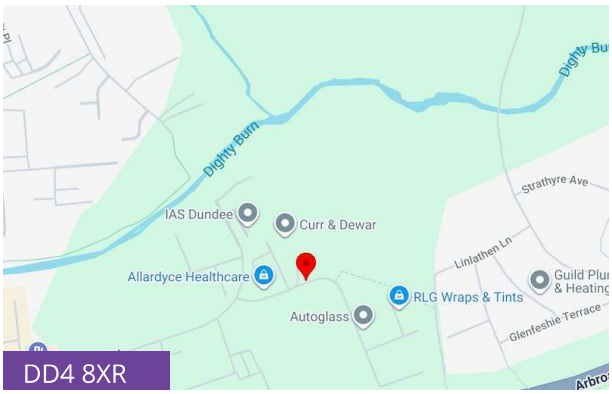
Roughly equivalent to a workshop measuring around 10m × 10m in overall floor area.

Rateable Value

The property's current Rateable Value is £7,400.







Viewing & Further Information



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The Rateable Value is not the amount you pay in business rates. Your rates bill is calculated by applying the Scottish Government's annual business rates multiplier (known as the "poundage") to the Rateable Value, before taking account of any reliefs you may be entitled to.

For 2026/27, the basic poundage is 48.1p, meaning the gross rates charge on a Rateable Value of £7,400 would be approximately £3,559 per year before any relief is applied.

Even better, qualifying small businesses may be entitled to 100% Small Business Bonus relief, potentially reducing the business rates bill for this property to £0.

Eligibility depends on your individual circumstances and any other business premises you occupy. If you're unsure, speak to us, and we'll explain how the rates work.

Service Charge

A service charge is payable towards the upkeep and management of the business park. This means the external and communal areas of the estate are looked after for you, helping to keep the site clean, secure and well maintained without each business having to organise this themselves.

Please ask us for the current service charge and details of what it covers.

Entry

The property is available to move into once the lease paperwork has been completed. We will work with you to agree a suitable move-in date and help make the process as straightforward as possible.

Viewings

We'd be happy to show you around and answer any questions about whether the unit would work for your business.

Please enter your details into the chatbot, and we will be in touch.