WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial
TO LET



Unit 3 Webster Park, Block 17 Dunsinane Avenue, Dundee, DD2 3FU

MODERN INDUSTRIAL UNIT

Tenure	To Let
Available Size	1,184 sq ft / 110 sq m
Rent	£9,500 per annum ex VAT
Service Charge	£952 per annum ex VAT
Rates Payable	£4,136.60 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£8,600
EPC Rating	Upon enquiry

Key Points

- CLASSESS 4, 5 & 6 PLANNING CONSENT IN PLACE
- IDEAL STARTER UNIT
- EASY ACCESS TO KINGSWAY
- SUITABLE FOR A VARIETY OF USES

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Description
The development comprises two terraces of units, with a central access road and allocated loading / parking areas situated to the front of the units. Access is provided from both Dunsinane Avenue and Carlunie Road.

Unit 3 provides a single unit of steel portal frame construction and benefits 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.

Location
The development is prominently located to the north west of Dundee within Dunsinane Estate. The area is a key business location situated adjacent to the Kingsway, the main ring road through the city which forms part of the A90 Aberdeen and Edinburgh / Glasgow Trunk Road.

More precisely, the subjects are situated on the south side of Dunsinane Avenue and provides direct access to the Kingsway and the motorway network beyond. Surrounding occupiers include John Weir Mercedes, Dundee Audi, MKM Building Supplies, Booker, Crown Paints, Plumbstore, and Toolstation.

Terms
The premises are available to lease on a full repairing and insuring basis for a term to be agreed at a rental of £9,500 per annum.

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

Unit 3 - 110 sq m (1,184 sq ft)

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

Legal Costs
The tenant will be responsible for both parties legal costs incurred in connection with the above transaction, with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

Business Rates
The premises are currently entered in the Valuation Roll as follow:-

NAV / RV - £8,600

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

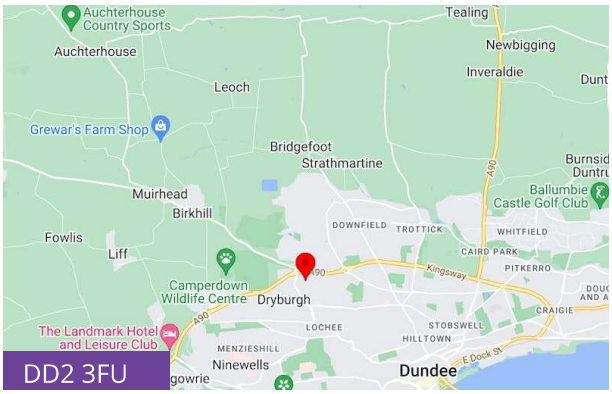
Energy Performance Certificate
Available on request.

Entry
The premises are available for immediate entry.

Viewing
Strictly by appointment by the sole agents.







Viewing & Further Information



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