

TO LET

WAREHOUSE/STORAGE UNIT

UNIT 23, TAYBANK WORKS, MORGAN STREET, DUNDEE



- WAREHOUSE/STORE WITH EXTENSIVE MEZZANINE AREA FOR LEASE WITHIN ESTABLISHED COMMERCIAL LOCATION IN DUNDEE
- WAREHOUSE
GROUND 1,435 SQ.M
(15,451 SQ.FT)

MEZZANINE 1,023 SQ.M
(11,101 SQ.FT)
- OFFERS INVITED TO LEASE

LOCATION

Dundee is Scotland's fourth largest city situated 92 Kilometres (57 Miles) North of Edinburgh, 129 Kilometres (80 Miles) North of Glasgow and 105 Kilometres (65 Miles) South of Aberdeen.

It has a population of approximately 142,000 and a catchment of some 640,000 persons within a 60 minute drive (Source: Dundee City Council) and benefits from excellent communication links via the road and rail networks.

The subjects are located on the east side of Morgan Street between its junctions with Arbroath Road and Morgan Place, approximately 1.8 Kilometres (1 Mile) northeast of Dundee City Centre within the Stobswell district of Dundee.

Neighbouring occupiers comprise a mixture of industrial, commercial and residential properties, with the adjoining premises comprising a former textile mill with mainly local commercial occupiers.

Directly opposite the premises, the former Tay Spinners Mill has been demolished and a residential development is currently ongoing.

DESCRIPTION

The subjects comprise an end-terraced former mill property, which was most recently used for warehouse storage.

The unit is accessed directly from Morgan Street into a loading dock, with the main warehouse floor being above street level. There are partitioned office and toilet facilities to the front of the unit.

There is a mezzanine structure incorporated within the unit, which is accessed via timber steps and has timber flooring.

Where no mezzanine flooring exists the eaves height of the property extends to approximately 5 Metres.



VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J&E Shepherd
Chartered Surveyors
13 Albert Square
Dundee
DD1 1XA

Telephone: 01382 878005
Fax: 01382 878009

www.shepherd.co.uk



ACCOMMODATION

By our calculations the accommodation extends to the following:

Floor	Accommodation	Area	
		sq.m	sq.ft
Workshop	Warehouse storage with office, staff areas and toilet facilities	1,435	15,451
Mezzanine	Storage,	1,023	11,101
Total		2,458	26,552

The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £22,200.

The Unified Business Rate for the financial year 2010/2011 is 40.7 pence exclusive of water and sewerage.

PROPOSAL

Our clients are seeking offers over £15,000 per annum for a negotiable term of years.

LEGAL COSTS

The ingoing tenant shall be responsible for our clients reasonably incurred legal costs, Stamp Duty (SDLT) and Registration dues in the normal manner.

VAT

Our clients have not elected to waive VAT exemption and hence VAT is not charged at present.

VIEWING

Strictly by appointment with the letting agents:

Gavin Russell BSc (Hons)
g.russell@shepherd.co.uk

J & E Shepherd
Chartered Surveyors
13 Albert Square
Dundee
DD1 1XA

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Website: www.shepherd.co.uk

PUBLICATION DATE:

May 2010



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