



## Details

Industrial Unit, Unit D  
Smeaton Road  
Wester Gourdie Industrial Estate  
Dundee  
DD2 4UT  
Wester Gourdie Industrial Estate  
935 sq.m (10,064 sq.ft)

## Agent(s)

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# Location

The highly successful Wester Gourdie Industrial Estate offers excellent communications with direct access to the A90 main trunk road connecting Dundee to Aberdeen, Edinburgh, Glasgow and beyond. Situated to the west of Dundee City Centre within 5 minutes drive of Dundee Airport, the estate has a high occupancy rate and nearby tenants include NCR.

# Description

Modern purpose built warehouse/workshop with private forecourt. Good natural daylight. 6.1 metres to eaves. Loading door dimensions (4.61 metres wide by 4.86 metres high and 3.6 metres wide by 4.86 metres high). Security fence boundary. Additional 0.25 acre site to west side. Adjacent to outer ring road. Green power supply available to ingoing tenant.

# Accommodation

- Internally the space is column free space within an amenity block comprising offices, stores and staff facilities. The east most section has been sectioned off to form a cleaning/wash bay.
- Space heating is by means of high level gas radiant heaters in the warehouse / workshop and electrical panel heaters in the amenity block.

# Terms

Lease Details - The property is available for lease on traditional full repairing and insuring terms for a term of yours to be negotiated.

Rent - £60,000 per annum

# Rates

Rateable Value - £42,200

# Last Updated

04/01/2023

# Brochures/EPC

[View Agents Brochure](#)[View Brochure](#)[View EPC](#)

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