Invest In Dundee






## Details

**Industrial Unit, 3 Dunsinane Avenue**
Industrial Unit, 3 Dunsinane Avenue
Dundee
DD2 3QN
Dunsinane Industrial Estate
288 sq.m (3,100 sq.ft)

## Agent(s)

**Dundee City Council**

Featured

Dundee House
50 North Lindsay Street
Dundee
DD1 1LS
Phone: 01382 434060
angela.caldwell@dundeecity.gov.uk

## Location

Dunsinane Industrial Estate is on the south side of Dundee's outer ring road, with direct access to the A90 Aberdeen, Perth, Edinburgh and Glasgow road. The estate can be easily reached from the City Centre in approximately 15 minutes and is regularly serviced by local bus companies.

## Description

The subject property comprises a mid terraced industrial unit within a prominent and well established location. The unit benefits from a shared yard to the front, and off-street staff/customer parking to the rear. Internally there is a WC and office accommodation. Mains electricity and water and drainage services are provided. No warranty is given with regard to the provision or working of any services, and any prospective tenant should satisfy themselves as to the current condition. The subjects fall within user Class 6 (Storage or Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## Accommodation

- The subjects provide a main workshop with ancillary office and toilet facilities.

## Other Info

- The property is entered in the Valuation Roll with a rateable value of £13200
- It should be clearly understood that the lessee will be liable for the payment of Dundee City Council's reasonable legal fees in connection with the lease of the subjects.

## Terms

Lease Details - The subjects are offered on a Dundee City Council standard full repairing and insuring lease. The lease term is negotiable, but would be subject to 5 yearly rent reviews and mutual break options. Rental offers in excess of 21,000 per annum are invited. Rent - £21,000 per annum

## Rates

Rateable Value - £13,200

## Last Updated

02/06/2026

## Brochures/EPC

View Brochure View EPC

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