



## Details

### **Industrial Unit, Purpose Built Nursery, Brunel Road**

Wester Gourdie

Dundee

DD2 4TG

Wester Gourdie Industrial Estate

304.54 sq.m (3,278 sq.ft)

## Agent(s)

### **Graham + Sibbald**

18 Greenmarket

Dundee

DD1 4QB

Phone: 01382200064

[charles.clark@g-s.co.uk](mailto:charles.clark@g-s.co.uk)

<https://www.g-s.co.uk>

## 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

The subjects comprise a purpose built single storey nursery within a prominent corner site with secure outdoor garden/play ground area. Internally the subjects have been recently refurbished in part and provide extensive open plan nursery accommodation on the ground floor with further reception, commercial kitchen, dining area and various private rooms. Within an extension part to

the original building there is a modern baby unit area. Adult, child friendly and disabled WC facilities are fitted whilst at first floor level there is a private office and staff room with WC.

## **Accommodation**

304.54 sq. m. / 3,278 sq. ft

## **Terms**

Lease Details - The property will be offered To Let for £35,000 per annum on full repairing and insuring terms. Incentives may be available depending on the lease terms agreed and tenant covenant strength.

## **Rates**

Rateable Value - N/A

## **Last Updated**

17/02/2021

## **Brochures**

[View Agents Brochure](#)

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