



Details

Industrial Unit, 4 Smeaton Road
Dundee
DD2 4UT
Wester Gourdie Industrial Estate
269.59 sq.m (2,902 sq.ft)

Agent(s)

Dundee City Council
Dundee House
50 North Lindsay Street
Dundee
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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

The subject property comprises an industrial unit with roller shutter vehicle access to the front. The unit benefits from a substantial exclusive gated yard. Internally the unit provides a large open plan industrial space in addition to office space, and additional storage space. Mains electricity and water and drainage services are provided. No warranty is provided 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 Class 5 (General Industrial) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Accommodation

- The subjects comprise the following accommodation-
- Industrial Space
- Office
- Storage
- WC x2

Other Relevant Information

- The property is entered in the Valuation Roll with a rateable value of ?13,800.
- It should be clearly understood that the lessee will be responsible 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 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 ?18,300 per annum are invited.

Last Updated

06/07/2021

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