



## Details

Dundee  
DD3 8HX  
Cleington Road  
237 sq.m (2,551 sq.ft)

## Agent(s)

### Westport Property

3 Old Hawkhill  
3 Old Hawkhill  
Dundee  
DD1 5EU  
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## Location

Cleington Road (B960) connects on to Dens Road and offers excellent access to the city centre.

## Description

- The premises comprise a two bay, single storey warehouse of steel frame construction with brick walls under a pitched profile sheet clad roof.
- Each bay benefits from an electrically operated vehicular access door, 3-phase power, an internal office, WC and staff facilities. Lighting is through LED panel fitments, which supplement approximately 10% of perspex roof lights. A commercial wood burner system provides heating. The minimum eaves height is 3.1 metres. The premises have a secure yard area of approximately 0.05

acres and can be subdivided to suit individual tenant requirements.

## Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the Gross Internal Area to be as follows:
- Ground Floor ' 203.3 sq m (2,188 sq ft)
- First Floor ' 34.0 sq m (366 sq ft)
- TOTAL ' 237.30 SQ M (2,554 SQ FT)

## Terms

Lease Details - The premises is available on Tenants Full Repairing and Insuring Terms at a rental of £15,000 per annum.

## Rates

Rateable Value - £8,600

## Last Updated

15/04/2025

## Brochures

[View Agents Brochure](#)

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