



## Details

### Block 11

Block 11

Wester Gourdie Industrial Estate

Dundee

DD2 4UH

Wester Gourdie Industrial Estate

834 sq.m (8,977 sq.ft)

### Agent(s)

#### DM Hall

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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

- Popular industrial location
- Up to 834 sq m (8,978 sq ft) available
- Available as a whole or units from 215 sq m (2,311 sq ft)
- Extensive front yard

## Accommodation

- The subjects comprise a terrace of 3 interconnected industrial units capable of sub-division, located on a secure site bounded by a palisade fence with dual access gates. The units have the following specification:
  - ' Office accommodation
  - ' Toilet facilities
  - ' Kitchen / tea preparation areas
  - ' Roller shutter loading doors
  - ' 3 phase power supply
  - ' Extensive yard area

## Other Info

- The city of Dundee has a population in excess of 100,000 and is situated on the north bank of the Firth of Tay approximately 25 miles north east of Perth. Dundee benefits from a new railway station located on the East Coast main line that provides connectivity to the Scottish Rail Network. The city has excellent road links with the M90 providing easy access to Aberdeen to the north and to Edinburgh and the central Scotland motorway system to the south.
- The subjects are located within the popular Wester Gourdie Industrial Estate that lies to the north west of the city centre. Nobel Road is one of the principal thoroughfares within the estate and is accessed when entering the estate from the Kingsway (A90) via Myrekirk Road and in turn Fulton Road. Occupiers in the vicinity include, Scania, Norscot Truck and Van, UPS and Ford Retail Group.

## Terms

Lease Details - The property is capable of sub-division to accommodate smaller units from 2,311 sq ft

## **Rates**

Rateable Value - £30,000

## **Last Updated**

03/06/2025

## **Brochures**

[View Agents Brochure](#)

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