



Unit 8, Nobel Road, Wester Gourdie Industrial Estate,
Dundee, DD2 4UH

- Popular industrial location
- Newly refurbished industrial unit and yard
- 920 sqm/ 9,902 sqft
- Site size of 1.65 acres or thereby
- 6m eaves height



LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located within the popular and well established Wester Gourdie Industrial Estate on Nobel Road. Wester Gourdie lies on the western boundary of the city having excellent road links to the Kingsway, the city's outer ring road, which forms part of the A90 Trunk Road. The Estate includes a number of local and national occupiers, including John Clark Motor Group, Scania, UPS and John Menzies amongst others.

DESCRIPTION

The subjects comprise a newly refurbished industrial unit with a large surfaced yard. Upon completion the subjects will offer a large open plan industrial unit with a small section of office accommodation. The industrial element of the building will benefit from 3x roller shutter doors. The offices will be finished in a good/modern standard.

The property sits on a site of 1.65 acres or thereby offering ample space for parking and external storage.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Unit	Size (SQ.M)	Size (SQ.FT)
Unit 8	920	9,902

RATEABLE VALUE

The property will be required to be reassessed on occupation.

The unified business rates for the years 2023/2024 is 49.8p exclusive of water and sewage rates.

TERMS

Available on request from the sole letting agents.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT.

EPC

Available on request

To arrange a viewing please contact:



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