

COMING SOON



Refurbished Industrial Units, 1 Smeaton Road, Dundee, DD2 4UT

- NEWLY REFURBISHED INDUSTRIAL UNITS
- STRATEGIC AND PROMINENT POSITION
- UNITS FROM 109 SQ. M. (1,173 SQ. FT.)
- MAY QUALIFY FOR 100% RATES RELIEF



LOCATION

Dundee is Scotland's fourth largest city with an estimated population of approximately 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retail and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within a 90 minutes' drive time. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is currently undergoing a £1 billion transformation of its Waterfront, which comprises circa 240 Hectares of development land, a new state of the art Train Station and the V&A Museum of Design.

More precisely, the subjects are located on Smeaton Road, on the edge of the Wester Gourdie Industrial Estate. Wester Gourdie is an established industrial/commercial area situated on the western boundary of the city. The estate benefits from excellent road links to the Kingsway outer ring road, and Scotland's motorway network. The immediate and surrounding area is home to a variety of national and local operators.

DESCRIPTION

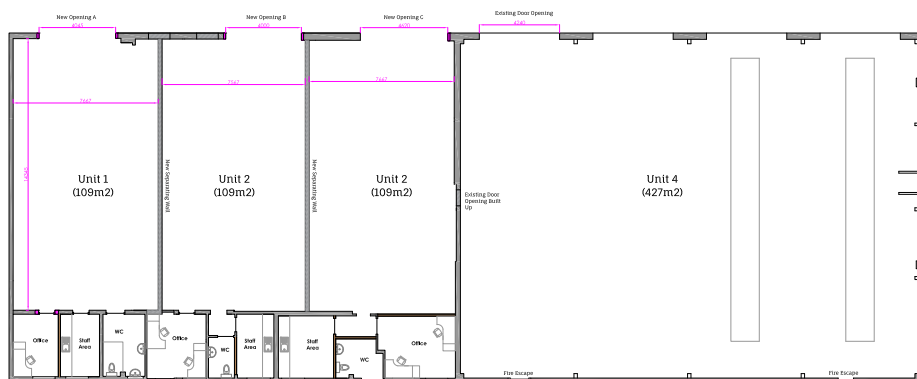
The subjects comprise a modern refurbished industrial terrace of units with common access road and turning. The units have recently been refurbished with works due to be completed in Autumn 2021. The subjects offer a high level of specification and will benefit from the following:

- Modern refurbished steel portal frame
- Office, WC and staff room at rear of each unit
- Block walls with profile cladding above
- 3 phase electricity and mains services connections
- Resurfaced yard / car parking

ACCOMMODATION

Unit	SQ.M	SQ.FT
Unit 1	109	1,173
Unit 2	109	1,173
Unit 3	109	1,173
Unit 4	427	4,596
TOTAL	754	8,116

The units are available individually or combined.



Proposed Ground Floor Plan
1:100

RATEABLE VALUE

The subjects will be required to be assessed upon occupation.

TERMS

The subjects are offered To Let on standard commercial terms for a period to be negotiated.

Rents as below;

Unit 1 - £12,000pa
Unit 2 - £12,000pa
Unit 3 - £12,000pa
Unit 4 - £30,000pa

SERVICE CHARGE

Available upon request

EPC RATING

Available upon completion

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.

To arrange a viewing please contact:



Grant Robertson
Associate
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01382 200064



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6. Date of Publication: March 2021