

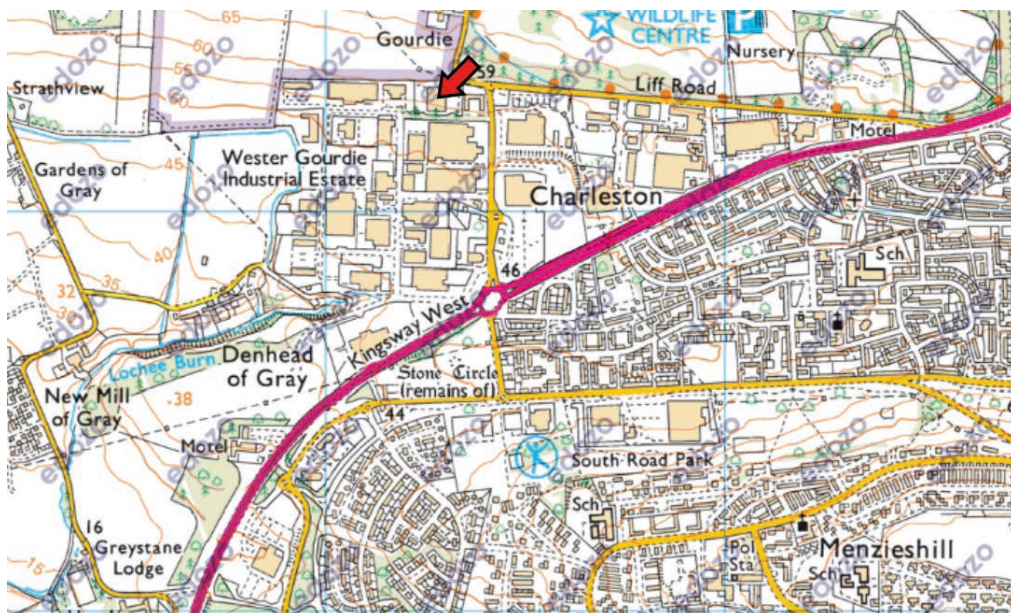
TO LET
OFFICE

 GRAHAM
SIBBALD



WADE STREET, WESTER GOURDIE INDUSTRIAL ESTATE
DUNDEE DD2 4SN

- MODERN OFFICES WITH PARKING
- POPULAR AND ESTABLISHED INDUSTRIAL LOCATION
- CLOSE PROXIMITY TO KINGSWAY (A90)
- KITCHEN AND BOARDROOM FACILITIES
- ADDITIONAL STORAGE ACCOMMODATION
- OFFICE N.I.A — 258.95 SQ.M/2,787 SQ.FT
- STORAGE — 189.99 SQ.M/2,045 SQ.FT



LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region 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 lying within a 90-minute drive time.

More precisely, the subjects are located within the established Wester Gourdie Industrial Estate which offers excellent links into the A90 trunk road to both Aberdeen in the north and the central belt via Scotland's motorway network.

Wester Gourdie is home to a variety of national and local operators.

The approximate location of the property is shown by the OS plan.

DESCRIPTION

The subjects comprise modern office accommodation located on the first floor of a warehouse facility, set within a stand-alone industrial unit of steel portal frame construction.

Internally the subjects provide a large and bright open plan office in addition to cellular accommodation. The subjects also provide high quality conference room and kitchen facilities.

A mezzanine storage area is also available, accessed directly from the first-floor office above the main warehouse.

Ample onsite car parking is available.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (2nd edition) and estimate the following Gross Internal Floor Areas to be as follows:

Floor	Description	Sqm	Sqft
First	Office	258.95	2,787
First	Mezzanine Storage	189.99	2,045
Total	Office + Storage	448.94	4,832

TERMS

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

Further information is available from the Sole Letting Agents.

RATEABLE VALUE

The subjects will have to be reassessed upon occupation.

Interested tenants are advised to make their own enquiries in this regard.

EPC

Available from the Sole Letting Agents.

VAT

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

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the sole Selling Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Murray Watson

Surveyor

murray.watson@g-s.co.uk

01382 200 064



Grant Robertson

Associate

grant.robertson@g-s.co.uk

01382 200064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2022