

TO LET
INDUSTRIAL

 **GRAHAM
SIBBALD**



Riverside Park
Wright Avenue
Dundee
DD1 1UR

- Strategic Position off Riverside Drive
- Close to Dundee Airport
- Neighbouring Occupiers — Evri & Amazon
- Nearby Access to Kingsway A90
- Excellent Logistics/ Distribution Location
- Extends to 4,270 sq.m. / 45,962 sq.ft.

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.

More precisely, the subjects are located in Wright Avenue circa 3 miles west of Dundee city centre. Wright Avenue is accessed directly off Riverside Drive/A85 which is one of the main traffic thoroughfares leading to Dundee city centre. The industrial parks location allows for easy access to Dundee's outer ring road/Kingsway which links into Scotland's main motorway network via the A90/M90.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise industrial/warehouse accommodation contained within a popular and established industrial location. The property is of steel portal design with a boxed clad finish. Ample onsite car parking and circulation yard compliments the space available for lease.

A number of vehicle and pedestrian doors provide access to the property, along with dock leveller access on the southern elevation of the building.

Internally, the subjects are reasonably regular in their configuration.

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:

DESCRIPTION	SIZE (SQ. M)	SIZE (SQ. FT)
Industrial	4,270	45,962

RATEABLE VALUE

The subjects have a Net and Rateable Value of £141,000.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

TERMS

The subjects are available To Let. Further information in this regard is available from the Joint Letting Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Joint Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Andrew Dandie

Partner

01382 200064

Andrew.Dandie@g-s.co.uk



Alan Herriot

Partner

07880 722326

alan.herriot@ryden.co.uk

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.
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6. Date of Publication: August 2023