

**TO LET**

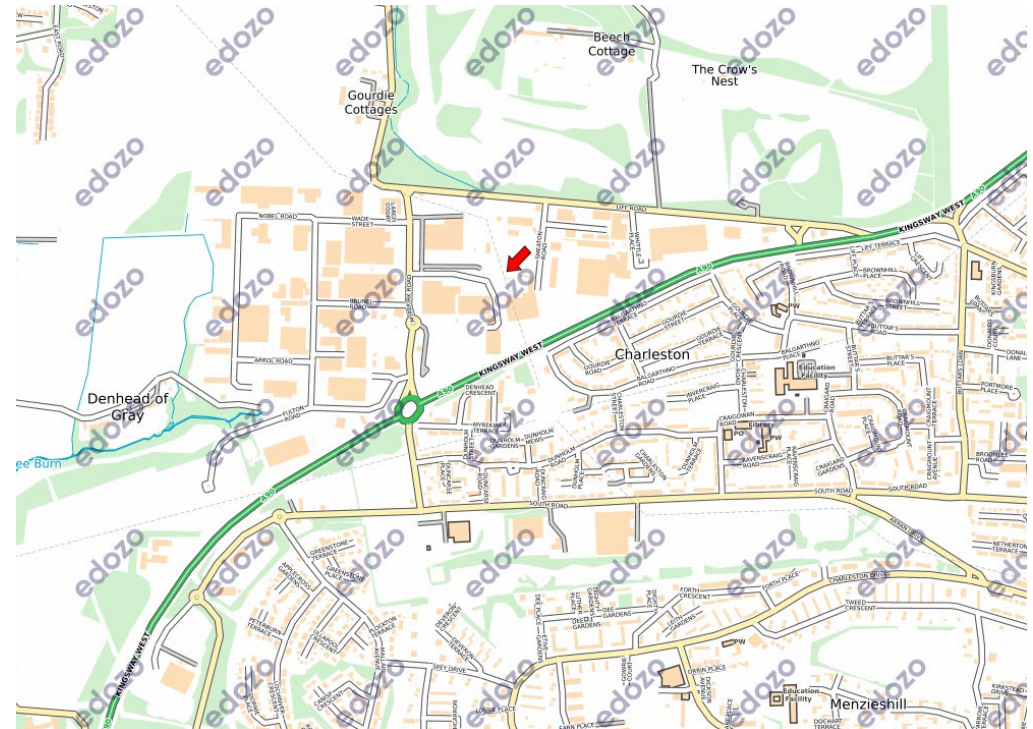
INDUSTRIAL/TRADE COUNTER/NEW BUILD

**GRAHAM  
SIBBALD**



Industrial unit, Land to the North East Myrekirk Road, Dundee, DD2 4WB

- New build industrial unit
- Established Industrial location
- Will qualify for 12 months rates free
- Dedicated yard and car parking
- 6m eaves
- 465 sq m (5,000 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.

The subjects are located within the popular and well established Wester Gourdie Industrial Estate off Myrekirk Road and close to the newly built Home Bargains, Greggs and Card Factory. The subject lies to the North of the city centre and benefit from excellent road connections via the Kingsway/A90.

#### DESCRIPTION

The subject is comprised of a new build Industrial/Trade Counter. The building benefits from two roller shutter doors. The building is a steel portal frame with exterior

cladding, with a glazed pedestrian entrance at the front. The Subject also benefits from a secure concrete surfaced yard, located at the rear of the property.

The subject also has a large private car park at the front of the property.

#### SPECIFICATION

The subjects will be in a shell condition ready for a specific tenant fit out.

The Unit has 6m high eaves and two vehicle roller shutter doors at the front and rear of the unit. The unit also comes with ten car parking spaces in front of the property.

#### RATEABLE VALUE

The subjects will require to be assessed for rating purposes upon occupation. The property will qualify for 100% rates relief.

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

Interested parties are encouraged to speak to Dundee city council in this regard.

#### TERMS

The subject are available to let. The Property upon completion will be available to rent on standard commercial terms at an asking rent of £50,000 per annum.

#### LEGAL COSTS + VAT

Each party will be responsible for their own legal costs.

#### EPC

Available on request



To arrange a viewing please contact:



**Garth Davison**  
Director  
0780 949 0581  
Garth.Davison@g-s.co.uk



**Andrew Dandie**  
Partner  
0780 389 6967  
Andrew.Dandie@g-s.co.uk

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#### 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: March 2024