



Unit N, Scott Way
Pearce Avenue, West Pitkerro Industrial Estate
Dundee, DD5 3RX

- Established Industrial Location
- Close Proximity to A92 Arbroath Road
- Suitable for a Variety of Uses
- May Qualify for 100% Rates Relief
- Extends to 85.60 sq.m. / 921 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 at Scott Way within the West Pitkerro Industrial Estate situated approximately 3 miles to the east of Dundee city centre off the A92 Arbroath Road. West Pitkerro has established itself as a popular location with a wide variety of national and local companies.

The approximate location is shown by the OS Plan.

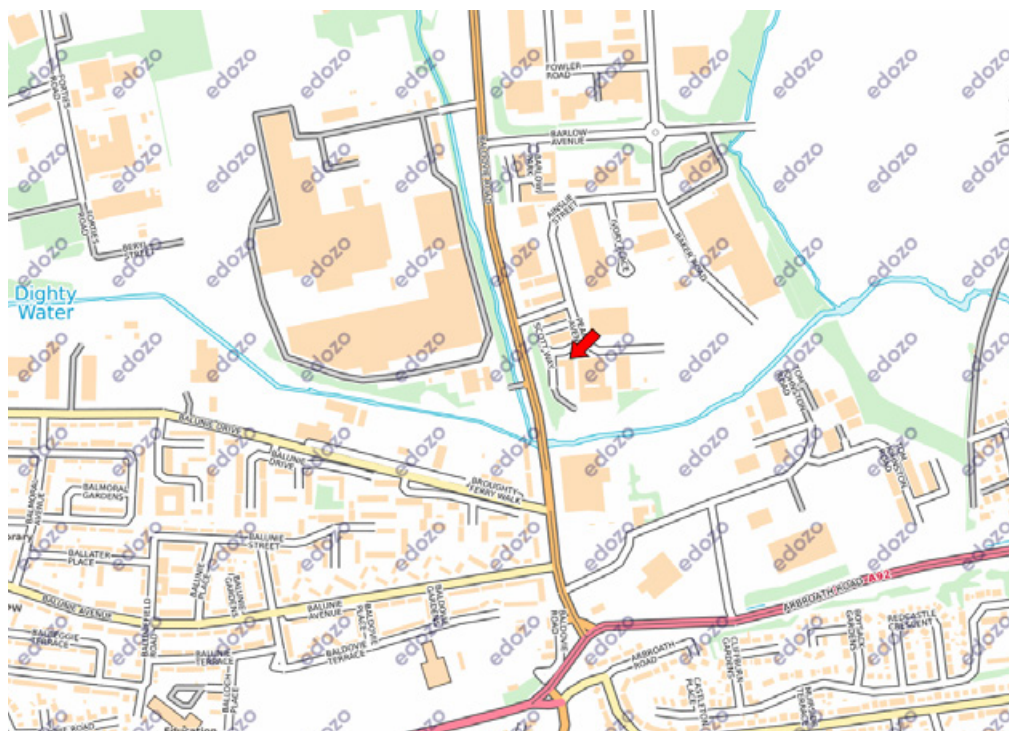
DESCRIPTION

The subjects comprise a mid terraced single storey, steel frame brick build industrial unit under a profile metal clad pitched roof. The unit has been divided to provide workshop space, 4 private offices, WC and tea prep area.

Vehicle access is provided by way of a steel roller shutter door, with separate pedestrian access. The unit benefits from concrete floor and plastered walls and ceiling with illumination provided by panel and inset inset panel lighting. Externally, 2 parking spaces are allocated to the front of the unit.

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 N	85.60	921

RATEABLE VALUE

The subjects have a Net and Rateable Value of £6,500.

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

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

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.

PRICE

The subjects are available To Let. Rental offers in the region of £8,500 are invited on standard commercial terms for a term to be agreed. Further information is available from the Sole Letting Agents.

VIEWING + OFFICE ADDRESS

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

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
Charles.Clark@g-s.co.uk

IMPORTANT NOTICE

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