

TO LET

TOM JOHNSTON ROAD
DUNDEE | DD4 8XD

NEW BUILD TRADE COUNTER / INDUSTRIAL

PLAY ▶



LOCATION

STRATEGIC 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.

More precisely, the subjects are located on Tom Johnston Road within the popular West Pitkerro Industrial Estate. West Pitkerro Industrial Estate is an established industrial location home to a mixture of local and national operators easily accessible to the surrounding main arterial routes.



AVAILABLE
Q3 2024



FROM 3,000 SQ.FT
TO 10,000 SQ.FT



ADJACENT TO
NEW ALDI
(OPENING Q3/2024)



ESTABLISHED
INDUSTRIAL/TRADE
LOCATION (MIXED USE)



ELIGIBLE FOR 100% RATES
RELIEF FOR 12 MONTHS
FROM 'BUSINESS GROWTH
ACCELERATION RELIEF'



STRATEGIC
LOCATION OFF A92



DESCRIPTION

The subjects comprise a new standalone terrace of industrial/trade counter units. Construction is due to complete Q3 2024.

SPECIFICATION:



Steel portal frame construction



Minimum eaves height of 6m



Benefit from both electric vehicle and pedestrian entrance doors



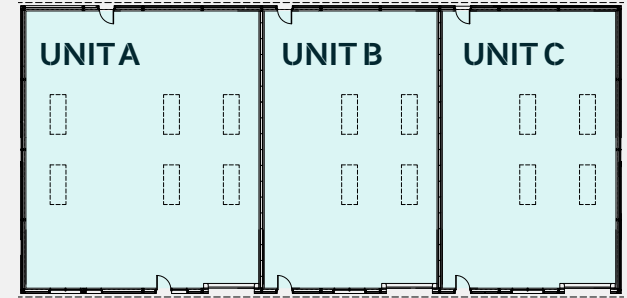
Dedicated car parking



The property may be available in part or whole.

ACCOMMODATION

UNIT	SIZE (SQ.M)	SIZE (SQ.FT)
UNIT A	371.6	4,000
UNIT B	278.7	3,000
UNIT C	278.7	3,000
TOTAL	930	10,000



**ATTRACTIVE
STANDALONE
INDUSTRIAL /
TRADE COUNTER
UNIT OPPORTUNITY**

NEW BUILD TRADE COUNTER / INDUSTRIAL

RATEABLE VALUE

The properties will require to be assessed for rates once a tenant takes occupation. As a new build the tenant is likely to be eligible for 100% rates relief for the first year of their lease. Tenants should make their own enquiries in this regard.

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

TERMS

The subjects are available To Let. Information regarding rents and lease terms available from the Sole Letting Agents.

LEGAL COSTS

Each party to bear their own legal costs associated with this transaction.



EPC

Target A.

FURTHER INFORMATION AND VIEWING ARRANGEMENTS

Viewing is through the Joint Letting Agents.

Further information can be found via access to the data room. To make arrangements to view the property please do not hesitate to contact:

Garth Davison

E garth.davison@g-s.co.uk

T 0138 220 0064



Alasdair Coates

E alasdair@coatesandco.net

M 0788 778 1298

T 0131 225 8684

Coates & Co
Property Consultants and Chartered Surveyors

www.coatesandco.net



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