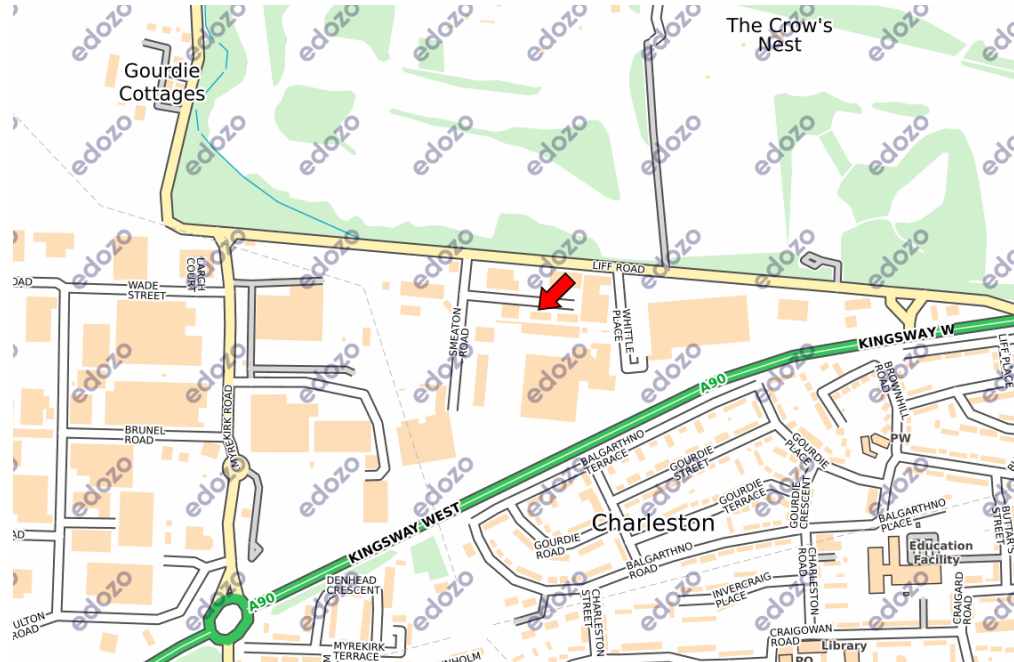




Block A Unit 1, Smeaton Road
Dundee, DD2 4UT

- Established Industrial Location
- Close Proximity to A90/Kingsway
- Benefits from Private Yard
- May Qualify for 100% Rates Relief
- Extends to 93.79 sq.m. / 1,010 sq.ft.



To arrange a viewing please contact:



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Director
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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 on Smeaton Road within Wester Gourdie Industrial Estate, an established industrial/commercial area situated on the western boundary of the city. The estate benefits from excellent road links to the A90/Kingsway outer ring road and Scotland's motorway network. Wester Gourdie is home to a variety of national and local operators.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise an end-terraced self contained steel portal frame industrial unit with concrete floor and vehicular

roller door. Within the unit there is office accommodation with toilet facility.

Internally the subjects provide accommodation that may suit a number of different occupiers. The subjects benefit from 4m eaves height, ample on site parking and gas supply.

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 1	93.79	1,010

RATEABLE VALUE

The subjects have a Net and Rateable Value of £5,900.

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.

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024