

TO LET
TRADE COUNTER/INDUSTRIAL

 GRAHAM
SIBBALD



WAREHOUSE, BAIRD AVENUE
DRYBURGH INDUSTRIAL ESTATE, DUNDEE, DD3 3TW

- STANDALONE INDUSTRIAL UNIT + PARKING
- POPULAR AND ESTABLISHED TRADE COUNTER LOCATION
- EXCELLENT TRANSPORT LINKS CLOSE BY
- 6.5M EAVES
- GIA: 940.05 SQ.M (10,118 SQ.FT.)



To arrange a viewing please contact:



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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 Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (Heathrow Airport) along with Belfast. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

More precisely the subjects are located within the Dryburgh Industrial Estate on the north side of Baird Avenue. Dryburgh Industrial Estate is the prime trade counter location within the city with operators including; Howdens, Dulex, Screwfix, SSE etc.

The property sits within easy access to Dundee Kingsway/A90 (outer ring road) and as such occupies a highly accessible location.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a modern standalone trade counter/industrial unit of steel portal frame construction. The property comes with car parking for circa 15 cars and loading bay.

Access to the property is via a glazed pedestrian entrance door or alternatively 2 x electrically operated roller shutter doors.

Accommodation is regular in configuration comprising a large warehouse with 6.5m metre eaves (min) and small showroom. The property would suit a variety of trade counter/industrial operators.

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 Internal Area: 940.05 sq.m (10,118 sq.ft).

RENT

The subjects are available To Let at a rent of £9.00 per sq.ft, ex VAT.

It is anticipated that the lease will be structured on standard Full Repairing and Insuring commercial terms for a period to be negotiated.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £43,100

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

EPC

Available upon request.

LEGAL COSTS + VAT

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

The property is elected for VAT.

VIEWING

Viewing is through the Sole Letting Agents.

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: April 2024