



Unit 13 New Craigie Road, New Craigie Retail Park, Dundee, DD4 7FF  
 MODERN WAREHOUSE / WORKSHOP - LAST REMAINING UNIT

Tenure	To Let
Available Size	980 sq ft / 91.04 sq m
Rent	£10,000.00 per annum ex VAT
Rates Payable	£3,336.60 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme</small>
Rateable Value	£6,700
EPC Rating	Upon enquiry

**Key Points**

- Located just off Kingsway
- Qualifying occupiers may benefit from 100% rates relief
- Surrounding occupiers include Lidl, Tim Hortons and Asda
- Easy access to main arterial routes
- Established commercial location
- Available for immediate occupation

# Unit 13 New Craigie Road, New Craigie Retail Park, Dundee, DD4 7FF

## Description

The subjects comprise a modern mid-terraced industrial unit of steel portal frame construction with profile clad finish.

The units benefit from both vehicle and pedestrian access doors, dedicated parking, a 3 phase power supply, a minimum 4 metres eaves height, WC facilities and connectivity to mains power, water and drainage.

The subjects benefit from Use Classes 5 (General Industrial) and Class 6 (Storage & Distribution) but may suit a variety of different industrial/business uses or possible trade counter.

## Location

The property is located approximately 1.5 miles north-east of Dundee city centre, a short distance west of the junction of Kingsway East and Mid Craigie Road, with easy access to main arterial routes via the Kingsway/Kingsway East which is Dundee's outer ring road.

Other occupiers within the development include Screwfix and Window Supply Company, as well as numerous local businesses.

The surrounding has undergone significant redevelopment in recent years with both Lidl and Tim Hortons building on adjacent sites. Close by is Kingsway East Retail Park, Dundee's second largest retail park that boasts occupiers including Asda, B&M Home Store, Pets at Home, Harry Corry, Wickes and McDonald's.

## Accommodation

We have measured the property in accordance with RICS Code of Measuring Practice to be as follows:-

Unit 13 - 91.0 sq.m. (980 sq.ft.)

## Terms

The subjects are available on a full repairing and insuring basis at a rental of £10,000 per annum.

## VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

## Rateable Value

The subjects are currently entered in the Valuation Roll with a Rateable Value as follows:-

Warehouse - £6,700

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## Legal Costs

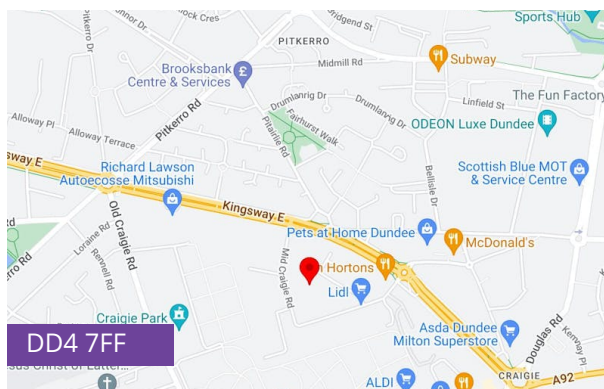
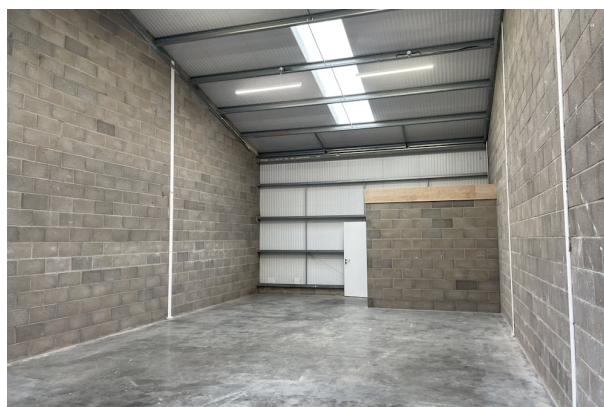
Each party will be responsible for their own legal costs incurred with any transaction.

## Energy Performance Certificate

Available on request.

## Viewing

Please contact Westport Property on 01382 225 517 to arrange a viewing.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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