



Unit 4 Angus Court, Kinnoull Road, Dundee, DD2 3PZ

NEW BUILD ADAPTABLE COMMERCIAL SPACE

MAY BE SUITABLE FOR ALTERNATIVE USES SUCH AS SHOWROOM AND TRADE COUNTER SUBJECT TO PLANNING

Tenure	To Let
Available Size	1,000 to 2,000 sq ft / 92.90 to 185.81 sq m
Rent	£35,000 per annum
Business Rates	The subjects will require to be assessed for rating purposes upon completion.
EPC Rating	Upon Enquiry

Key Points

- Neighbouring occupiers to include Domino's, Starbucks & Greggs
- Frontage to A90 Kingsway
- Highly visible location
- MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING CONSENT
- Ample Car Parking
- 25,000 vehicles a day pass the site
- Sub-division possible

Unit 4 Angus Court, Kinnoull Road, Dundee, DD2 3PZ

Description

The development comprises four units with a central access road, allocated loading and parking areas situated to the front. Unit 4 totals 2,000 sq ft and provides modern adaptable commercial space that may be suitable for a variety of uses, subject to planning.

The specification includes the following:-

Connectivity to mains power, gas, water and drainage.

Partially glazed frontage with pedestrian entrance.

Minimum 6m eaves height.

Allocated car parking and goods servicing yard areas.

Location

The development is located approximately 4 miles north west of Dundee city centre on Dundee Business Park, one of Dundee's most established commercial locations. The subjects are situated adjacent to the Kingsway, the main ring road through the city, which forms part of the A90 Aberdeen and Edinburgh / Glasgow trunk road.

The premises occupy a prominent position at the western entrance to Dundee Business Park, close to its junction with Coupar Angus Road. Dunsinane Avenue is the main arterial road through the estate and provides direct access to the Kingsway and motorway network beyond.

Neighbouring occupiers to include Domino's, Starbucks & Greggs. Immediately to the east of the property is a new 65,000 sq ft Peter Vardy Car Supermarket and approximately 15,000 sq ft of modern office pavilions. The area has already proved popular with occupiers including John Weir Mercedes and Dundee Audi. Kingsway West Retail Park and Camperdown Leisure Park and Golf Club are also in close proximity.

Accommodation

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

Unit 2 - 186 sq m (2,000 sq ft)

The subjects can be sub-divided to provide two units of 92.9 sq m (1,000 sq ft).

Terms

The premises are available to lease on a full repairing and insuring basis.

Further details on rental are available from the marketing agents.

Viewing

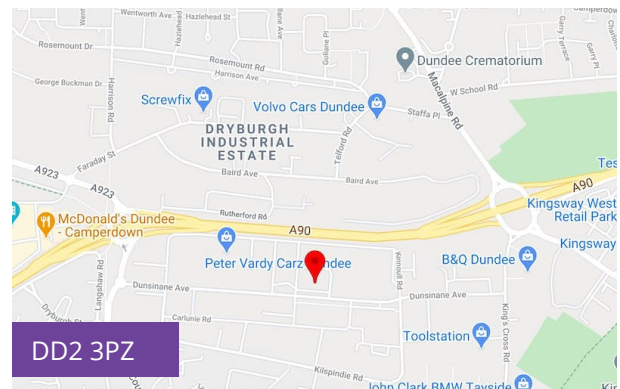
Strictly by appointment by the sole agents, Westport Property.

Entry Timescale

Available now.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.



Viewing & Further Information



Fergus McDonald

01382 225517 | 07900 474406

fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 09/01/2024