

**INDUSTRIAL / TRADE COUNTER PREMISES**



**Units A&B, 1 Faraday Street,, Dundee, DD2 3QQ**

**INDUSTRIAL / TRADE COUNTER PREMISES**

**CAN BE SUB-DIVIDE TO PROVIDE 2 NO. UNITS OF 6,300 SQ FT**

Tenure	To Let
Available Size	6,300 to 12,600 sq ft / 585.29 to 1,170.58 sq m
Rent	£6.00 - £8.00 per sq ft
Rates Payable	£30,811.20 per annum <small>Any new occupier will have the right to appeal this rating assessment.</small>
Rateable Value	£58,800
EPC Rating	Upon enquiry

**Key Points**

- ESTABLISHED INDUSTRIAL LOCATION
- EASY ACCESS TO MOTORWAY NETWORK
- IMMEDIATE ENTRY
- CLOSE TO DUNDEE KINGSWAY
- OPEN PLAN WAREHOUSE
- AVAILABLE SEPARATELY OR TOGETHER

# Units A&B, 1 Faraday Street,, Dundee, DD2 3QQ

## Description

The subjects comprise two adjoining warehouses of steel portal frame construction with profiled metal cladding, under a pitched corrugated asbestos cement sheet roof.

Internally, the premises are fitted out to provide a showroom area with separate trade counter and small private office, staff kitchen, storage and toilet facilities, together with first floor office accommodation.

The warehouse has a solid concrete floor, block walls and profiled metal cladding above, with 10% translucent roof panels supplemented by suspended sodium and strip light fittings. Vehicle loading is by way of an electrically operated roller shutter door to the front elevation and the warehouse has a minimum eaves height of 5.0 metres.

Externally, a tarmac yard area provides loading access and car parking to the front of the accommodation.

## Location

The property is located in a prominent corner position on the north side of Faraday Street, the main feeder road through Dryburgh Industrial Estate, at its junction with Telford Road. Dryburgh Industrial Estate is one of the main industrial locations within Dundee and located on the north side of the city, immediately to the north of the Kingsway, which is Dundee's outer ring road.

## Viewings

Strictly by appointment by the sole agents, Westport Property.

## Terms

The premises are immediately available by way of a new full repairing and insuring lease. Further details on rent are available from the marketing agents.

## VAT

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

## Legal Costs

Each party will be responsible for their own Landlord's legal and professional costs.

## Accommodation

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

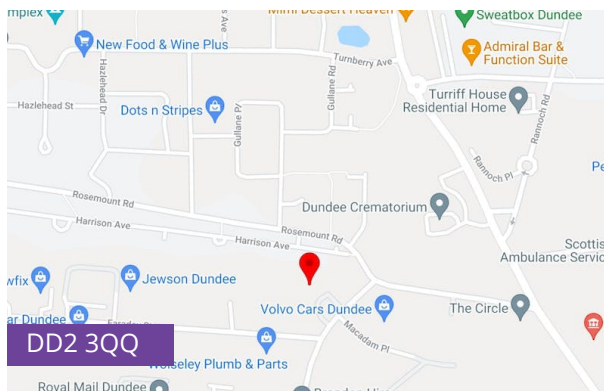
Warehouse - 655.47 sq m (7,056 sq ft)  
Showroom - 238.75 sq m (2,570 sq ft)  
Trade Counter & Office - 180.76 sq m (1,946 sq ft)  
Kitchen / Staff / WC - 96.34 sq m (1,037 sq ft)  
Total GIA - 1,171 sq ft (12,609 sq ft)

A first floor office and mezzanine floor provide a further 332 sq m (3,581 sq ft) if required.

THE PREMISES CAN BE SUB-DIVIDED TO PROVIDE 2 NO. UNITS OF 6,300 SQ FT

## Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value of £58,800 for this financial year.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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