

To Let

On Behalf of

Kangaroo Self Storage

Bulk and Fitted Storage Solutions

On Flexible Terms



kangaroo
self storage

**52-54 East Dock Street,
Dundee, DD1 3JX**

From 2.32 sq m (25 sq ft) to 1,394sq m (15,000 sq ft)

**Cheap, Affordable & Flexible Storage
All Sizes & All Inclusive Rates**



Property Consultants

0131 315 0029

**Burns and Shaw Property Consultants
32 Inverleith Terrace, Edinburgh, EH3 5NU**

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Location

Dundee, with a resident population of approximately 167,000 persons is situated on the banks of the River Tay and is Scotland's fourth largest City. It is located approximately 60 miles to the north of Edinburgh, 20 miles to the east of Perth and 67 miles south west of Aberdeen.

Dundee is the administrative and commercial centre for the Tayside region and is served by an excellent communications network with the A90/M90 providing access to Central Scotland's Motorway network.

The subject premises are located on East Dock Street one of the City's principal ring roads in close proximity to the City Centre and the Tay Bridge.

Accommodation

The subjects comprise two stand-alone warehouses within a secure compound offering both bulk and fitted storage solutions from 2.32sq m (25 sq ft) to 1,394 sq m (15,000 sq ft). The fitted storage is provided in individual rooms with 25 different sizes available ranging from 2.32 sq m (25 sq ft) to 464.5 sq m (5,000 sq ft). Each individual room is separately lockable with further on-site security provided by 24 hour monitored CCTV, high security fencing and access control systems. The unfitted storage space can be subdivided and let to any required size. Both fitted and unfitted storage space requirements can be upsized or downsized.

The facility is open 7 days a week with a manned reception area and staff on-hand to operate a free forklift service if required. A free receipt of goods service and a free collection service is also available.



Flexible Licence Terms

The accommodation is available to let on flexible terms with rental licence agreements available from 1 week upwards. Only 7 days notice required to terminate agreements. Rental rates are inclusive of business rates. Kangaroo are currently offering a price guarantee whereby they will beat any competitive quote. **For further information on pricing please contact the sole agents or Kangaroo Self Storage directly on freephone 0800 169 3124 quoting BS1.**

Viewing and Further Information

To arrange a viewing or for further information please contact either:-

Niall Burns: 0131 315 0029
niall@burnsandshaw.co.uk

Adam Shaw: 0131 315 0382
adam@burnsandshaw.co.uk



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