



**FOR SALE /
TO LET**

Faraday Street
Dryburgh Industrial
Estate
Dundee
DD2 3UG

Standalone unit of 5,242 sq ft
(487 sq m) on a site of c. 1 acre
(0.40 ha.)

- Low site coverage of 12%
- Rare opportunity to purchase

LOCATION

The property is situated opposite the junction between Faraday Street and Baird Avenue. The junction between Coupar Angus Road (A923) and Kingsway West (A90) is nearby. The A923 links to Dundee City Centre in the south, and to the Dundee Railway Station.

DESCRIPTION

Salient points as follows:

- Steel portal frame construction with insulated cladding and rendered blockwork finish on front elevation;
- Eaves height from rising 2.35m to 4.6m in front building;
- Eaves height rising from 4.6m to 6m in rear extension;
- Reception, offices, kitchen and WCs to front of building with pedestrian access and 1st floor break out area;
- 3 x roller doors on east elevation
- Car parking to front with concrete yard to side and rear;
- Wash bay to rear;
- Potential for secondary access from Edison Place.

AREAS

We have calculated a Gross Internal Area of **5,242 sq ft (487 sq m)** in accordance with the RICS Code of Measuring Practice (6th Edition) . We have estimated a site area of **1.00 acre (0.40 ha.)** which provides a low site coverage of 12%.

TERMS

Offers are invited for our client's heritable interest in the property. Alternatively, our client will consider leasing the building on FRI terms to be agreed.

RATEABLE VALUE

According to the Scottish Assessors website, the property has a current Rateable Value of £84,300.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt any purchaser/tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

A copy of the EPC certificate can be provided upon request.





Viewing & Further Information

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