

TO LET

**UNIT 4 ANGUS COURT, KINNOULL ROAD,
DUNDEE, DD2 3WT**

LOCATION

Dundee is located on the east coast of Scotland midway between Aberdeen and Edinburgh. The City benefits from a residential population of approximately 150,000 and a wider catchment of 350,000 people. Dundee has excellent transport links with the M90 motorway and east coast rail line.

The subjects occupy a prominent position at the western entrance to Dundee Business Park close to the 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.

Nearby occupiers include Domino's Pizza, Greggs, Starbucks, Fast Ned Charging as well as multiple office developments.

DESCRIPTION

The premises comprise a modern development arranged over the ground floor only with full height display windows and rear access for servicing. The premises have a minimum eaves height of 15ft 6ins (4.72m).

There are 72 car park spaces for the occupiers and customers including EV charging for 2 spaces.

ACCOMMODATION

The subjects comprise a total Gross Internal Area of:

2,315 sqft (215.06 sqm)

The premises can be subdivided to provide around 1,000 sqft (92.90 sqm). Further details available upon request.

RATING

To be assessed following occupation.

RENT / LEASE TERMS

On application.

ENERGY PERFORMANCE CERTIFICATE

Further details available upon request.



PLANNING

Subject to planning the subjects are suitable for a variety of retail, office and leisure uses.

Interested parties are advised to make their own enquiries with Dundee City Council with respect to their individual concept / specific use.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT) and registration fees.

ENTRY

By agreement.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the retained letting agents.

Peter Hutton – 07585509466

peter@canningvaleproperty.co.uk

OR

Fergus McDonald, Westport Property – 07900474406

Fergus@westportproperty.co.uk

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RETAIL / OFFICE

0141 266 0240