

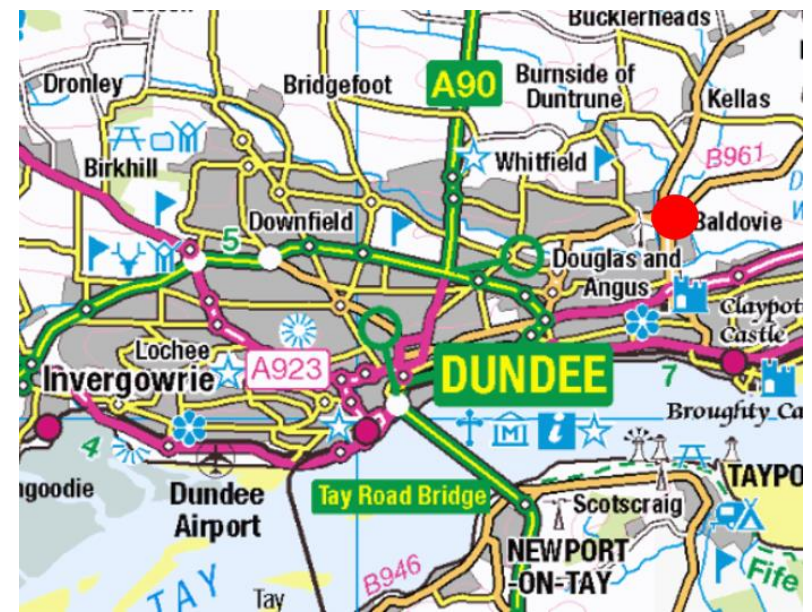


AVISON YOUNG

12,768 sq ft Unit To Let

Unit 3, Fowler Road, West
Pitkerro Industrial Estate,
Dundee, DD5 3RU

- 12,768 sq ft high specification industrial facility
- Internal office accommodation
- Secure gated site with large concrete yard and dedicated parking
- 1.26 acre site
- Located within a well established industrial estate
- Immediate access to the motorway network



To Let

Location

Unit 3 is located within West Pitkerro Industrial estate, a well established industrial area located on the eastern fringe of Dundee. West Pitkerro Industrial Estate lies adjacent to the A92 approximately 4 miles from the City Centre. The estate provides easy access to the outer ring road, the A90 north and the remaining motorway networks thereafter.

As well as the excellent road connections, Dundee benefits from an airport and harbour both providing international connectivity.

Occupiers in the Estate include Brown & Tawse, Brown Construction and Royal Mail.

Description

The property extends to 12,768 sq ft comprising a high quality, purpose built, distribution facility of steel portal frame and brick/block construction with profile metal clad elevations under a pitched roof. The property offers a modern warehouse with a two storey office block on a 1.26 acre site.

The property benefits from a high quality two storey office block providing air conditioned space with male, female and accessible toilets as well as a staff amenity area.

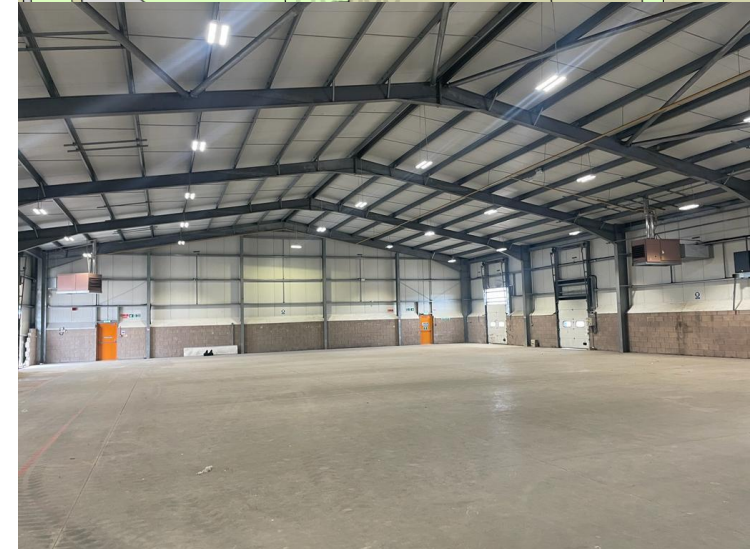
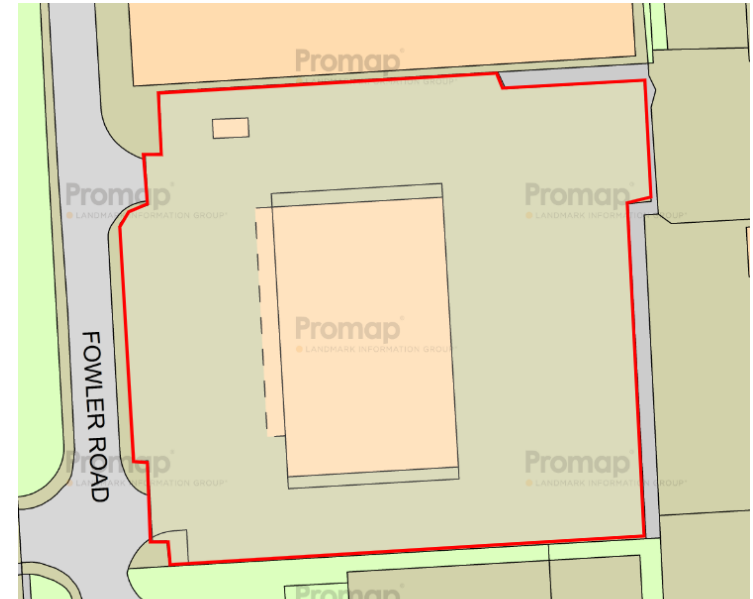
Unit 3 is a secure site with perimeter palisade fencing and secure gated entrance with two points of access to Fowler Road. The premises benefits from a generous concrete surfaced yard with parking for approximately 13 HGV's and 30 cars.

- 10 dock levellers
- 2 electric roller shutter doors
- Perimeter fencing, secure site
- Extensive concrete surfaced yard
- Secure parking facility
- 5m min eaves
- Apex height of 7.5m
- A small area of the unit has 6m min eaves
- 3 phase electric
- 10 tonne crane

The office accommodation comprises approximately 2,092 sq ft and benefits from the following:

- Air conditioning
- WC facilities
- Staff amenity area
- Suspended ceiling

Unit 3, Fowler Road, West Pitkerro Industrial Estate, Dundee, DD5 3RU



To Let



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Accommodation	Sq ft
Warehouse	10,718
Office	2,092
Total	12,810

Energy Performance

An up to date EPC is available upon request.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

Rateable Value

The current Rateable Value of the subjects is £92,100. All parties should make their own enquiries.

VAT

All prices quoted are exclusive of VAT.

Terms

The unit is currently leased until 15 February 2044, with a Tenant break option in February 2034. The current passing rental is £102,145 per annum. The subject are available by way of sublease or assignation.

To find out more,
scan the QR code



Information Site

A full information pack is available from the selling agents. This includes:

- Title Plan
- EPC
- Lease Agreements (& associated documents)
- Building plans (not to scale)

For further information or to arrange a viewing, please contact:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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