



# Compact Modern Industrial Estate.

George Buckman Drive,  
Dundee, DD2 3SP



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FOR  
SALE

On Behalf Of SLC Prestige  
Developments Limited

# The Opportunity.

## INVESTMENT SUMMARY

- Rare opportunity to acquire a well located industrial estate.
- Prime location close to Outer Ring Road.
- Office and industrial accommodation extending to 6,236.2 sq. m. and 67,126 sq. ft. (gross internal) across 7 buildings and 3 yard spaces.
- Let to 9 tenants providing a current income of £455,900 per annum.
- Tenants include Robertson Construction, Wolseley, Actavo Hire and Sales UK Limited, and Scots Bearings.
- Excluding small start-up units there has been a dearth of new construction in Dundee for some years which is positive for the marketability of new or good quality secondhand space.
- Industrial rents have increased by some 15.7% over the last three years (CoStar Research)
- Dundee industrial rents remain inexpensive in comparison to the wider market.

## PROPERTY SUMMARY

- Industrial estate comprising 9 purpose built modern buildings and 4 roadside secure yard spaces.
- 7 of 9 buildings and 3 of 4 yard spaces in single ownership and available for sale.
- Estate accessed by fully adopted spine road.
- Part of Dryburgh Industrial Estate one of the city's Principal Economic Development Areas.



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# Location.

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of some 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

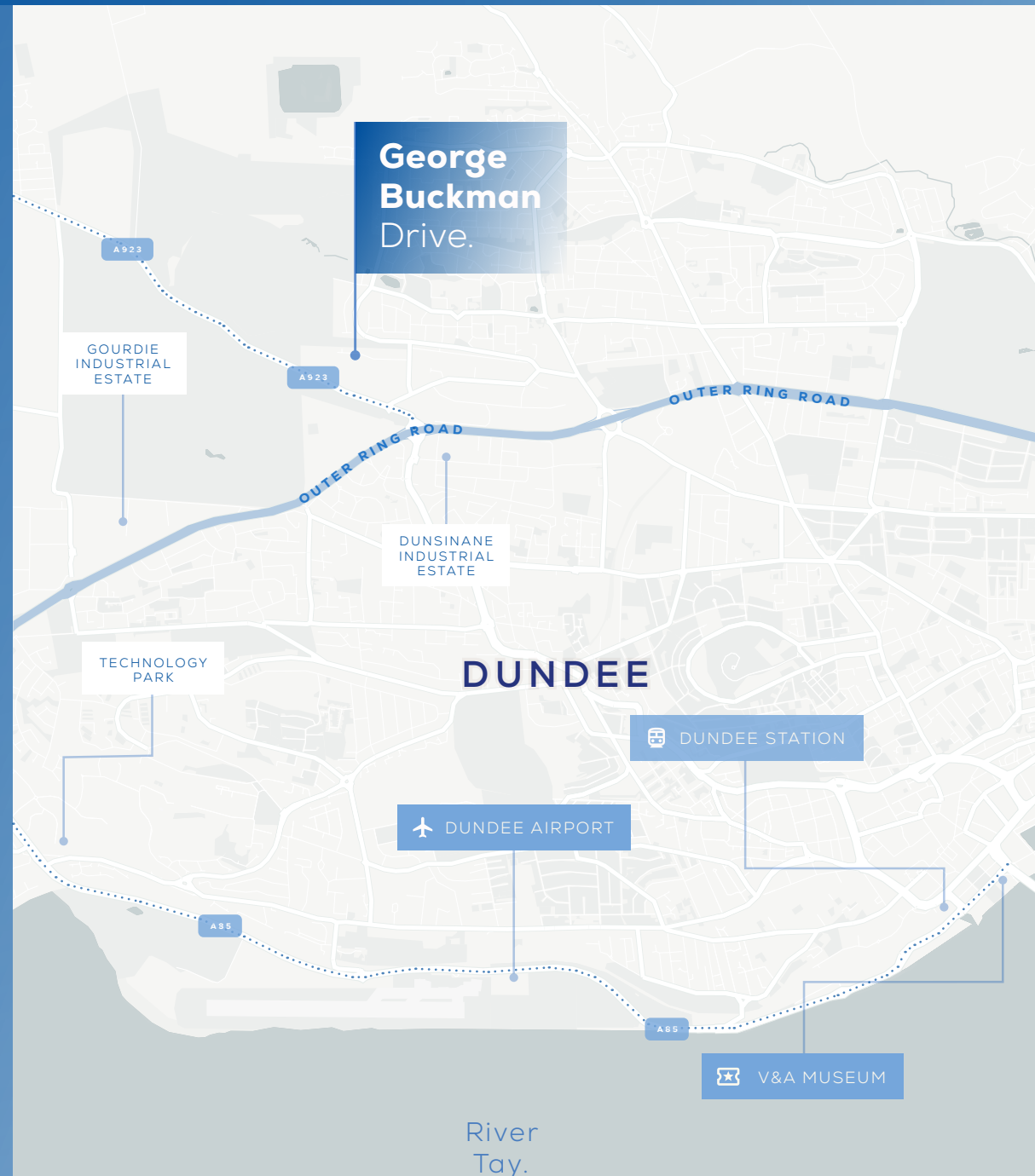
Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The city has its own airport with daily flights to London (Heathrow) and sits on the main East Coast Railway Line which runs services into London's Kings Cross.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V & A Museum has helped establish Dundee as a major regional centre.

George Buckman Drive is located towards the northern edge of the City a short distance north of the Outer Ring Road.

The development is accessible from the Ring Road via a major grade separated interchange and is situated within an established Principle Economic Development Area.



# Description.

George Buckman Drive leads into a modern, compact, business/industrial development created by SLC Prestige Developments.

In total there are 9 purpose built modern buildings positioned to the north and south sides of the road alongside 4 yard spaces.

Of the 9 buildings 7 remain in the ownership of SLC Prestige Developments along with 3 of the 4 yard spaces.

# Construction.

The office building at the gateway to the development was built in 2009 around a steel frame with insulated metal infill panels and double glazed features and windows. The roof over which is mono pitched is also covered in insulated sheets and floors are of solid concrete. The site is security fenced and floodlit and there is a surface car park with parking for 41 cars.

The industrial buildings comprise a range of freestanding modern warehouse/workshop properties built between 2004 and 2024 of steel frame construction with walls of concrete block and insulated metal profile sheet claddings. The roofs over are of steel frame construction overlaid in similar sheets incorporating translucent panels for natural daylight provision. Floors are of concrete construction. All are contained within security fenced plots with parking and open storage areas.

There are three secure yards with palisade or metal post and mesh security fencing, laid in hardcore.

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# Accommodation.

No.	TENANT	USE	AREAS		RATEABLE VALUE
1	Robertson Construction Group Limited	Office	804.6 sq m	8,661 sq ft	£54,200
2	Tayside Engineering & Construction Supplies Limited	Trade Counter and Storage	722.4 sq m	7,776 sq ft	£50,200
3	Wolseley UK Limited	Trade Counter and Storage	775.0 sq m	8,343 sq ft	£53,300
4	Scots Bearings Limited	Storage and Distribution	872.5 sq m	9,392 sq ft	£68,400
6	Actavo Hire and Sales UK Limited	Plant Hire	630.0 sq m	6,782 sq ft	£50,100
6A	Robertson Construction Group Limited	Storage Yard	Yard extending to 0.12 ha (0.3 ac)		£4,950
7	S P Technology Limited	Workshop	1,117.1 sq m	12,021 sq ft	£71,400
9/11	Albacom Limited	Workshop	1,314.6 sq m	14,151 sq ft	£77,900
15	Vacant	Storage Yard	Yard extending to 0.12 ha (0.3 ac)		£8,700
15A	Craig McKay	Storage Yard	Yard extending to 0.009 ha (0.023 ac)		Not entered in roll

The above areas are presented on a Gross Internal Floor Area basis or Useable Site Area.



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# Tenancy Schedule.

TENANT	EXPIRY	RENT REVIEW	AREA		RENT	PSF	COMMENTS
Robertson Construction Group Limited	12/07/2027		804.6 sq m	8,661 sq ft	£70,000 / annum	£8.08	
Tayside Engineering & Construction Supplies Limited	30/04/2032	01/05/2027	722.4 sq m	7,776 sq ft	£54,000 / annum	£6.94	Tenant break option 01/05/2027. Tenant option to purchase at lease expiry.
Wolseley UK Limited	16/07/2026		775.0 sq m	8,343 sq ft	£42,000 / annum	£5.03	
Scots Bearings Limited	31/01/2034	01/02/2029	872.5 sq m	9,392 sq ft	£75,000 / annum	£7.98	Tenant break 01/02/2029.
Actavo Hire and Sales UK Limited	06/09/2026		630.0 sq m	6,782 sq ft	£40,000 / annum	£5.90	Guarantee from Actavo (UK) Limited Tenant option to extend for 5 years from 07/09/2026. Tenant not in occupation.
Robertson Construction Group Limited	30/09/2026		Yard extends to 0.12 ha (0.3 ac)		£4,500 / annum	N/A	Continuing by tacit relocation.
S P Technology Limited	30/01/2035	31/01/2029	1,117.1 sq m	12,021 sq ft	£80,000 / annum	£6.65	
Albacom Limited	23/11/2029	24/11/2029	1,314.6 sq m	14,151 sq ft	£90,000 / annum	£6.36	Tenant option to extend for 5 years from 24/11/2029.
Vacant			Yard extends to 0.12 ha (0.3 ac)				On market at £9,600 per annum.
Craig McKay	31/03/2026		Yard extends to 0.009 ha (0.023 ac)		£400 / annum	N/A	Continuing by tacit relocation.
			<b>6236.20 sqm</b>	<b>67,126 sq ft</b>	<b>£455,900 per annum</b>		

# Tenant Covenants.

## **Robertson Construction Group Ltd**

Robertson Construction Group is a renowned construction business specialising in the construction of commercial and other non residential buildings with an annual turnover of some £592,500,000.

(source D&B Finance Analytics)

## **Tayside Engineering & Construction Supplies**

A leading independent retailer of materials to the construction and engineering industries with annual sales of some £970,000.

(source D&B Finance Analytics)

## **Wolseley UK Ltd**

A well known national trade supplier with annual sales of some £1,794,200,000.

(source D&B Finance Analytics)

## **Scots Bearings**

One of Scotland's largest independent stockholders of bearings and power transmission products with annual sales of some £17,300,000.

(source D&B Finance Analytics)

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## **Actavo Hire and Sales UK Limited**

Well known national rental equipment business specialising in scaffolding/access and safety at height systems with annual sales of the order of £2,155,100.

(source D&B Finance Analytics)

## **SP Technology Ltd**

SP Technology are a solution provider of special purpose automated machinery with annual sales of circa £5,325,000.

(source D&B Finance Analytics)

## **Albacom Ltd**

Albacom are a well known established Dundee Headquartered business offering engineering expertise and delivery of products and services to industries worldwide with annual sales of the order of £3,300,000.

(source D&B Finance Analytics)

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Tayside Engineering & Construction Supplies

SP Technology

Robertson Construction Group Limited.

Scots Bearings

A- Plus Dental Lab  
(seperate ownership)

Joiner & Timber Creations Limited  
(seperate ownership)

Wolseley UK Limited

Actavo Hire and Sales UK Limited

Albacom

AM Phillip  
(seperate ownership)

- **EPC**

A copy of the EPC's can be provided upon request.

- **SERVICE CHARGE**

There is a small service charge to cover the upkeep of soft landscaped areas.

- **PROPOSAL**

Offers in excess of £4,260,000 (Four Million Two Hundred and Sixty Thousand Pounds) exclusive of VAT are invited.

A purchase at this level reflects an attractive net initial yield of 10.05% after deduction of standard purchaser's costs.

- **VAT**

The property is VAT elected and therefore VAT will be payable on the purchase price.

However, it is anticipated that the sale will be treated as a transfer of a going concern (TOGC).

- **DATA ROOM**

A data room has been prepared with further information relating to the asset.

Access can be provided on request.

- **ANTI-MONEY LAUNDERING**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed

# Compact Modern Industrial Estate.

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## CONTACT

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