FOR SALE
INDUSTRIAL

GRAHAM SIBBALD

Units 4+5, Edward Street Mill
Edward Street
Dundee, DD1 5NS

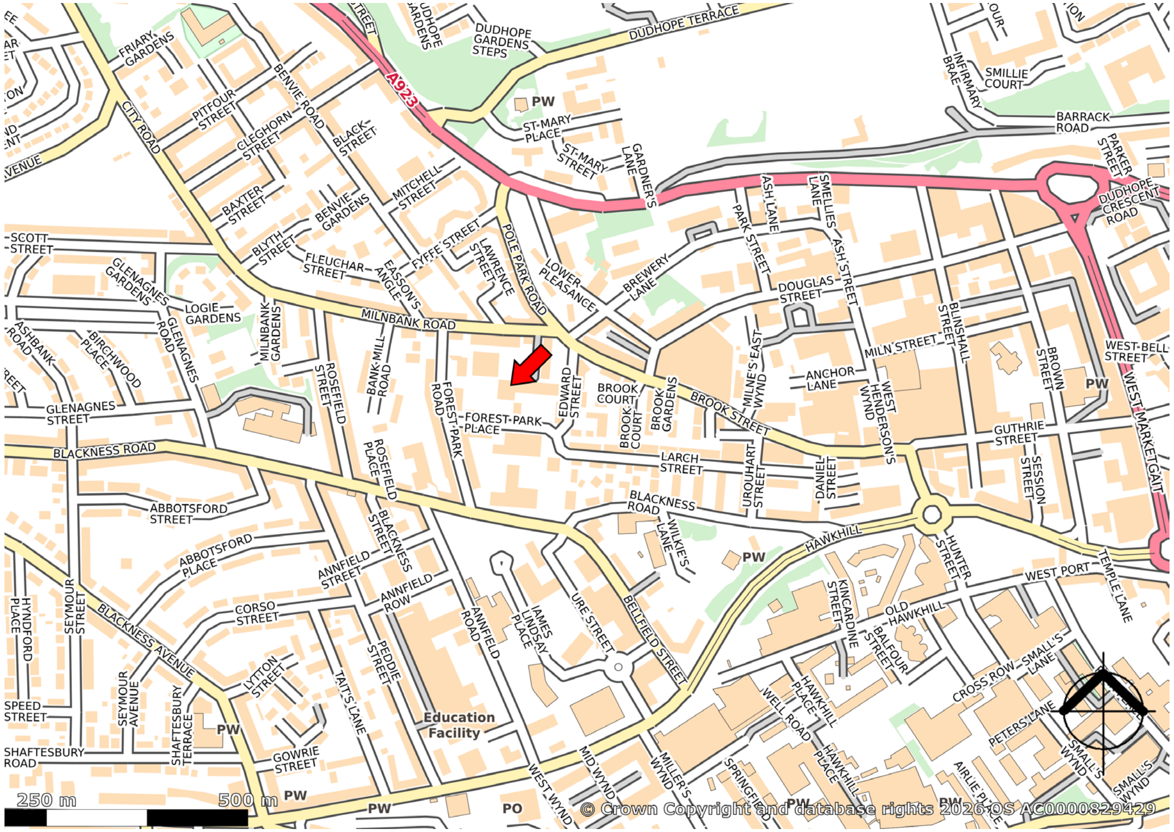
- 2 Adjoining Industrial Premises
- Established Location Close to Dundee City Centre
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents
- Extends to 240.05 sq.m. / 2,584 sq.ft.
- Offers Over £150,000 invited

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located on the periphery of the Blackness Industrial Estate approximately 1 mile to the west of Dundee city centre. The units are located on and accessed from the west side of Edward Street.
The industrial estate comprises a number of converted mill buildings and is within close proximity of Marketgait inner ringroad and Lochee Road which connects the city centre with the Kingsway outer ringroad.

The approximate location is shown by the OS Plan.



DESCRIPTION

Units 4 and 5 are semi-detached industrial premises interconnected within a single storey building of brick block construction held under a pitched roof. Access is gained via a vehicular metal roller door and a pedestrian access to each unit.

Internally, the units provide warehouse space and benefits from a mezzanine storage level within unit 4. Each unit provides office/staff accommodation and WC's.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Unit	Size (SQ.M)	Size (SQ.FT)
Unit 4+5	240.05	2,584
Mezzanine	42.40	456

RATEABLE VALUE

The subjects have a Net and Rateable Value of £9,100.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £150,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:

ANDREW DANDIE
Divisional Director
andrew.dandie@g-s.co.uk
01382 200064

CHARLES CLARK
Property Agent
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.