

**TO LET**

**WORKSHOP /  
INDUSTRIAL UNIT**

**SUITABLE FOR A VARIETY OF  
USES**

**EXCELLENT LOCATION WITHIN  
ESTABLISHED ESTATE**

**ON-SITE PARKING**

**185.9 SQM (2,000 SQFT)**

**OFFERS OVER £18,000  
PER ANNUM**



**VIDEO TOUR**



**WHAT 3 WORDS**

**UNIT R, SCOTT WAY, PEARCE AVENUE, WEST PITKERRO INDUSTRIAL ESTATE,  
DUNDEE, DD5 3RX**

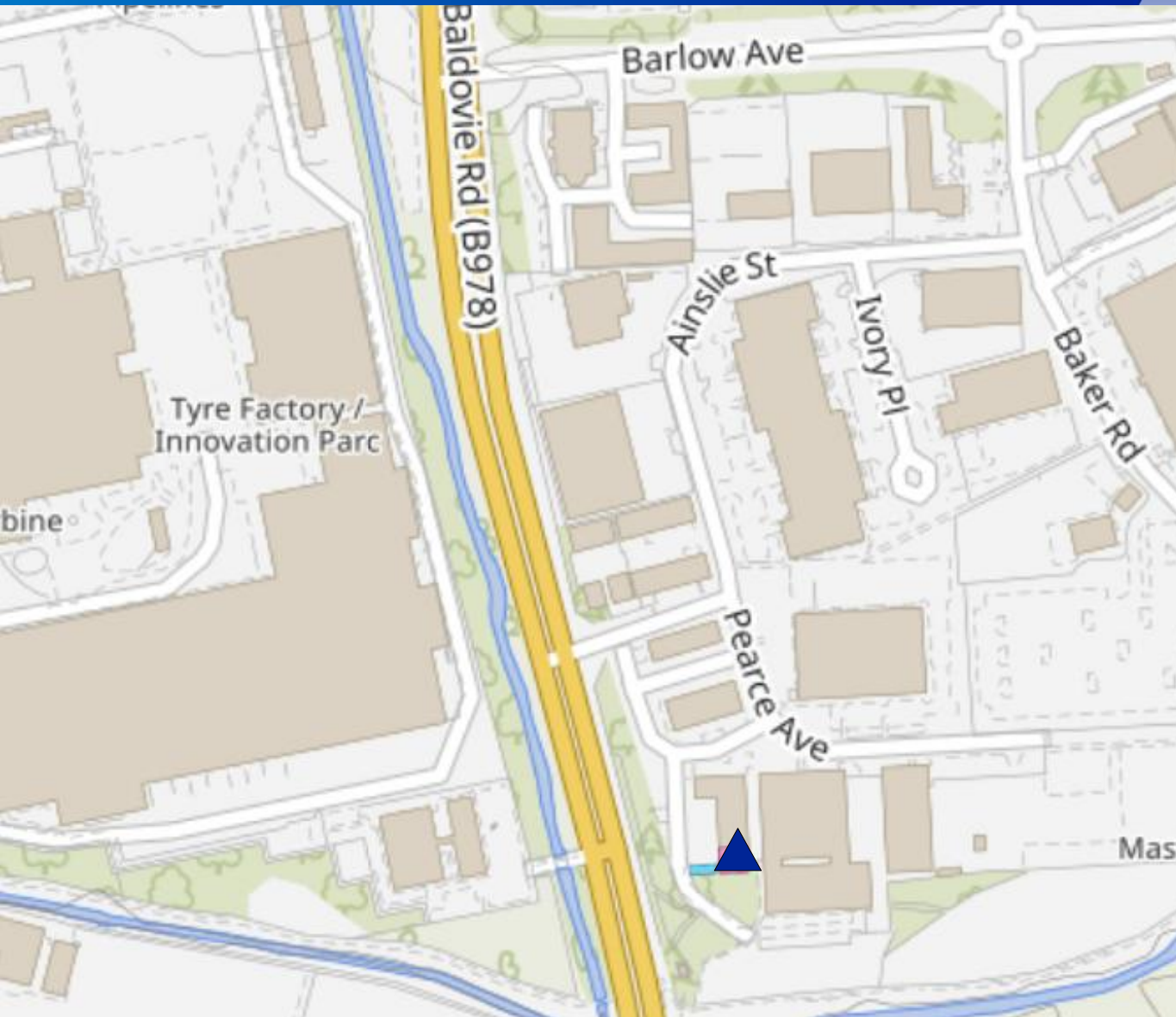
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# Location

UNIT R, SCOTT WAY, PEARCE AVENUE, WEST PITKERRO INDUSTRIAL ESTATE, DUNDEE, DD5 3RX



## 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 circa 150,000 persons (National Records of Scotland).

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

The subjects are located on Pearce Avenue within West Pitkerro Industrial Estate, situated approximately 5.6 kilometres (3.5 miles) northeast of Dundee city centre, and a short distance north of Broughty Ferry. The estate sits in close proximity to the A92 Dundee to Arbroath coastal road. One of the main routes north towards Montrose and Aberdeen.

Surrounding occupiers comprise a mix of local tenants including ICFS, Middleton Memorials and Direct Soccer. Larger occupiers nearby within the estate include Royal Mail and Sainsburys.

The Michelin Scotland Innovation Park is also located nearby within Baldovie Industrial Estate to the west of the subjects.



FIND ON GOOGLE MAPS



# Floor Plans

UNIT R, SCOTT WAY, PEARCE AVENUE, WEST PITKERRO INDUSTRIAL ESTATE, DUNDEE, DD5 3RX





# Description

UNIT R SCOTT WAY, PEARCE AVENUE, WEST PITKERRO, INDUSTRIAL ESTATE, DUNDEE DD5 3RX



## DESCRIPTION

The subject property is a versatile single-storey commercial unit featuring a spacious warehouse area with exposed steel supports and concrete flooring, along with modern internal office spaces. The unit includes a large roller shutter door for vehicular access, ample parking, and a secure entrance. Inside, the warehouse is well-lit with fluorescent lighting, while the office areas are finished with white walls, suspended ceilings, and grey carpet tiles. There is also a small mezzanine storage area, and utilities are readily available throughout. The property is in good condition overall, making it suitable for a range of businesses requiring both storage and office functions. There is also parking with the property.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Workshop, Storage facilities, four multi-use rooms, and toilet.	185.9	2000
<b>TOTAL</b>	<b>185.9</b>	<b>2000</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENTAL

Offers over £18,000 per annum will be considered for a negotiable lease term. Further details available upon application.

## SERVICE CHARGE

Further details are available upon application.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £11,700.

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

All prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

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.

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