

FOR SALE/MAY LET INDUSTRIAL



**Unit A, Longtown Street
Dundee, DD4 8LQ**

- Established Industrial Location
- Benefits from 4.5m eaves
- Close Proximity to Kingsway
- Extends to 396.48 sq.m. / 4,268 sq.ft.

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 Longtown Street to the north of its junction with Longtown Road, approximately 2 miles northeast of Dundee city centre. The subjects are strategically positioned within the immediate vicinity of the Kingsway, Dundee's outer ring road which provides direct access to the A90 Trunk Road. Surrounding occupiers include C.J. Lang, Rembrand Builders Merchants, with Douglasfield Leisure Park situated immediately opposite and Kingsway East Retail Park.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a detached warehouse/storage unit of brick construction and a pitched roof.

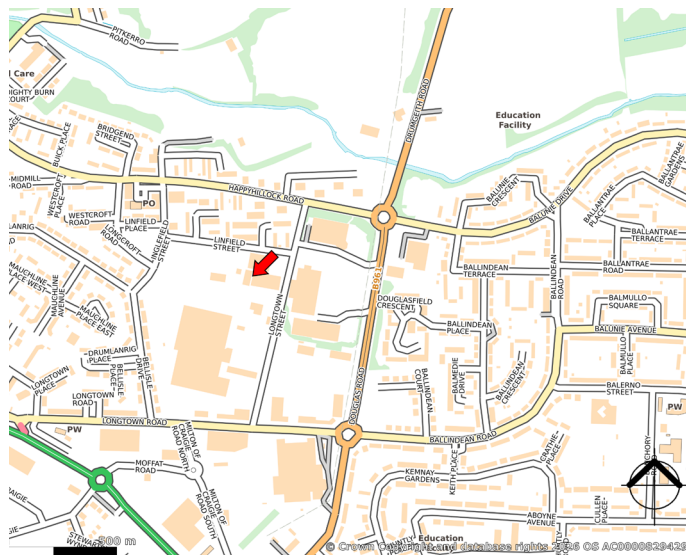
Internally, the unit provides industrial and storage space and benefits from a vehicular access door. The accommodation may suit a variety of industrial or storage operations.

The unit benefits from an eaves height of 4.5 metres and staff facilities.

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:

Description	Size (SQ.M)	Size (SQ.FT)
Unit	396.48	4,268



RATEABLE VALUE

TBC

LEGAL COSTS + VAT

The property is elected for VAT.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £250,000 invited for the heritable interest.

Alternatively, the subjects may be available For Let on terms to be agreed.

Further information is available from the Sole Agents.

VIEWING

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

To arrange a viewing please contact:



ANDREW DANDIE
Partner

andrew.dandie@g-s.co.uk
07803 896 967



CHARLES CLARK
Commercial Property Agent

charles.clark@g-s.co.uk
07423 693 461

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: March 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.