

# BLOCK 7B

# NOBEL ROAD

WESTER GOURDIE | INDUSTRIAL ESTATE | DUNDEE | DD2 4UH



PLAY  
VIDEO

## INDUSTRIAL/TRADE COUNTER

- ❑ UNITS FROM 1,450 TO 11,597 SQ FT
- ❑ ABILITY TO PROVIDE DEDICATED YARD SPACE – 0.6 ACRES OR THEREBY
- ❑ REFURBISHMENT OPTIONS AVAILABLE
- ❑ COMING SOON



# LOCATION

Dundee, The City of Discovery, is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes drive. Dundee also has its own Airport providing daily scheduled flights to London.

ABERDEEN	68 Miles
PERTH	18 Miles
INVERNESS	125 Miles
EDINBURGH	60 Miles
GLASGOW	75 Miles

# DESCRIPTION

The subjects comprise a single storey terrace of units that have been sub-divided. The units could be occupied in part or whole following gaining vacant possession. Dedicated yard can be made available to the south of the terrace.

The landlord is willing to undertake a program of refurbishment for a potential tenant, subject to lease terms agreed and tenant covenant.



# SITUATION

The subjects are located within the popular and established Wester Gourdie Industrial Estate. Wester Gourdie lies to the north of the city centre and benefits from excellent road links via the Kingsway/ A90 providing access to the wider motorway network.

Tenant's within the Wester Gourdie Industrial Estate and wider area include; Scania, UPS, Ford, Starbucks, Greggs, Asda, Home Bargains etc.

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UNIT	SIZE (SQ FT)	SIZE (SQ M)	RATEABLE VALUE	EPC RATING
Block 7B Units 1-3	4,347	404	£24,800	B
Block 7B Unit 4	1,450	135	£9,400*	C
Block 7B Unit 5*	1,450	135	£9,400*	B
Block 7B Unit 6*	1,450	135	£10,400*	B
Block 7B Unit 7	1,450	135	£10,400*	D
Block 7B Unit 8	1,450	135	£9,800*	C
<b>Total</b>	<b>11,597</b>	<b>1,079</b>		

\*Benefits from 100% rates relief to qualifying tenants under the Small Business Bonus Scheme.

# LEASE TERMS

The units are available on a Full Repairing and Insuring basis on terms to be agreed.

# LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction with the ingoing tenant being responsible for LBTT, registration dues and VAT incurred thereon.

# RATEABLE VALUE

All Rateable Value information can be obtained from the Scottish Assessors Website. The subjects may be required to be re-rated in the future.

# FURTHER INFORMATION

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

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