



## Nobel Road, Wester Gourdie Industrial Estate, Dundee, DD2 4UH

- Flexible office accommodation which may suit a variety of uses.
- Available in whole or individual suites.
- Generous dedicated car parking available.
- Sizes from 263 sq. ft. - 2,293 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 Nobel Road within Western Gourdie Industrial Estate, an established industrial/commercial area situated on the western boundary of the city. The Estate benefits from excellent road links to the Kingsway outer ring road and Scotland's motorway network. Wester Gourdie is home to a variety of national and local operators.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise 12 individual office suites located on the ground and first floor of a 2-storey office building. The suites are available, either to let individually or as a whole.

The subjects benefit from modern suspended ceiling with inset fluorescent lighting, together with double glazed timber casement windows allowing natural light within. The units are offered on a fully serviced basis; therefore, rent, business rates, service charge, heating, electricity and buildings insurance charges are included in the quoting rent.

## AREAS

In accordance with the RICS Code of Measuring Practice (6th Edition) we have calculated the Net Internal Areas to be as follows:-

UNIT	AREA (SQ.M./SQ.FT.)
Ground floor	213.02 / 2,293
First floor 9	49.70 / 535
First floor 12	24.43 / 263

## RATEABLE VALUE

The individual office suites are rated and so occupiers may qualify for 100% exemption from business rates via the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

## LEASE TERMS

Individual office suites are available to let on an all-inclusive rental package. Further information is available by request from Sole Letting Agent Graham + Sibbald.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## EPC RATING

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## VIEWING

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



## To arrange a viewing contact:



**Charles Clark**  
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01382 200064



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## IMPORTANT NOTICE

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6. Date of Publication: August 2021