

BLOCKS 7A&7B

WESTER GOURDIE
INDUSTRIAL ESTATE
DUNDEE | DD2 4UH

INDUSTRIAL UNITS TO LET

- UNITS FROM 1,450 – 47,885 SQ FT (135 – 4,449 SQ M)
- ABILITY TO PROVIDE DEDICATED YARD SPACE
- OPEN STORAGE UP TO 0.6 ACRES / 0.24 HA



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.

Dundee is currently undergoing a £1 billion transformation of its Waterfront which comprises circa 240 Hectares of development land, new state of the art Train Station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London.

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

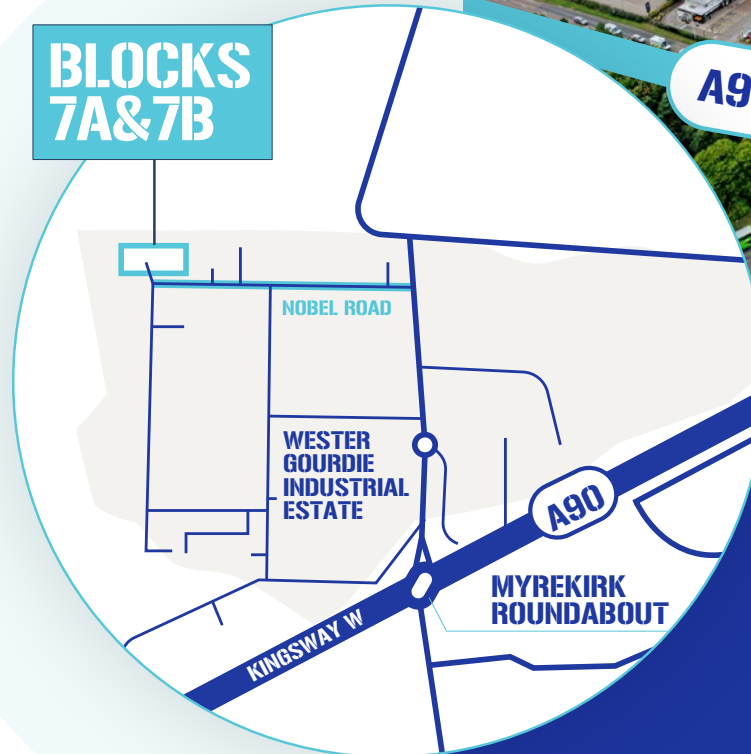
SITUATION

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.

LOCATED WITHIN POPULAR AND ESTABLISHED WESTER GOURDIE INDUSTRIAL ESTATE

BLOCKS 7A&7B



A90

A90

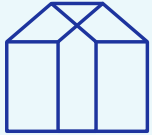
DUNDEE COMMANDS A STRATEGIC POSITION WITHIN THE COMMUNICATIONS NETWORK OF SCOTLAND

DESCRIPTION

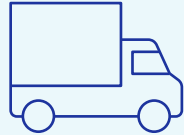
The subjects comprise a substantial industrial/warehouse facility with a further single storey terrace of units that have been sub-divided.



The subjects sit on a secure site of circa 4.5 acres (1.82 Hectares) or thereby.



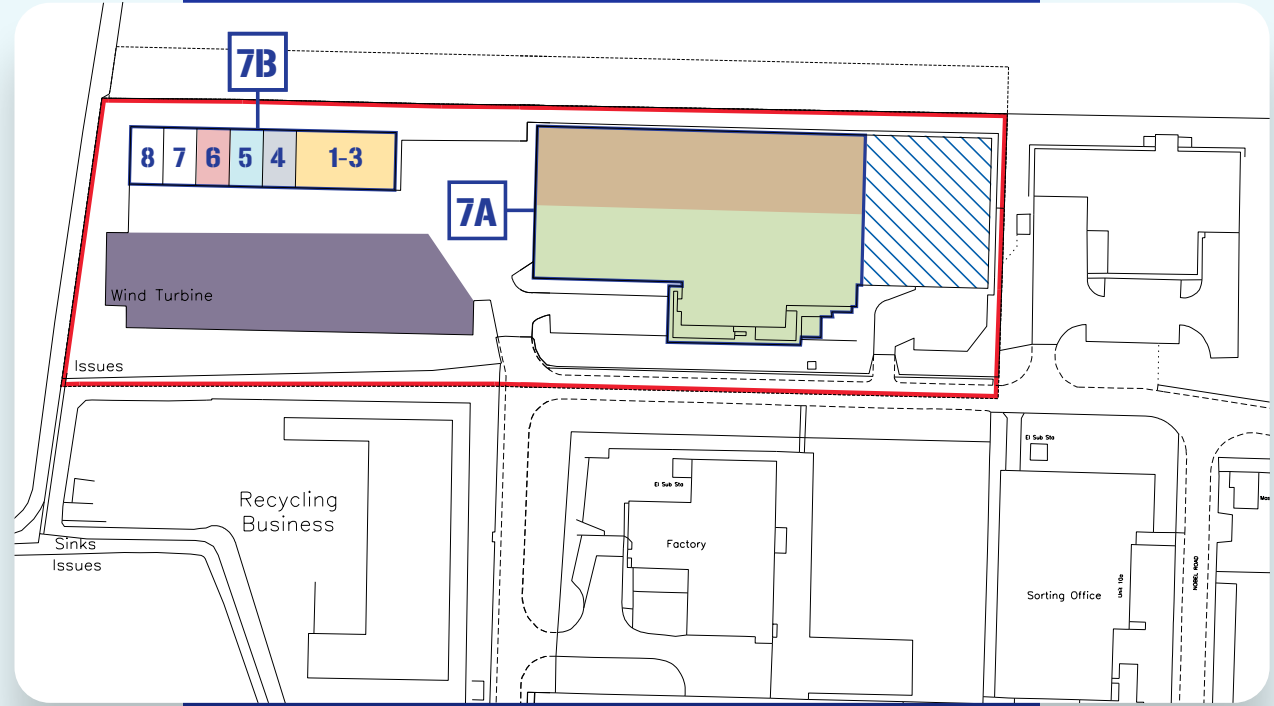
The properties are of steel portal frame construction with brick/block infill walls, clad externally and held beneath a pitched roofs.



A service yard with parking facilities sits in front of the single storey terrace of units.

BLOCK 7A EAVES HEIGHTS: 6.3M

BLOCK 7B EAVES HEIGHTS: 4.5M



UNIT	SIZE (SQ FT)	SIZE (SQ M)	RATEABLE VALUE	EPC RATING	COMMENTS
Block 7B Units 1-3	4,347	404	£24,800	B	LET
Block 7B Unit 4	1,450	135	£9,400*	C	LET
Block 7B Unit 5*	1,450	135	£9,400*	B	Immediately available
Block 7B Unit 6*	1,450	135	£10,400*	B	Available from Nov 2024
Blocks 7B Units 5 & 6 Combined	2,900	270		-	
Block 7B Unit 7	1,450	135	£10,400*	D	LET
Block 7B Unit 8	1,450	135	£9,800*	C	LET
Block 7A	20,634	1,917	£66,600	E	Immediately Available
Block 7A	27,251	2,532	£80,800	D	LET
Block 7A Combined	47,885	4,449		-	
Yard/Open Storage Area	0.6 acres	0.24 ha.	TBC	N/A	Immediately available

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



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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

Values are listed on the table on Page 3. The tenant is responsible for all local authority rates levied as a result of their occupation.

FURTHER INFORMATION

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

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