

Details

Industrial Unit, Unit D Smeaton Road Wester Gourdie Industrial Estate Dundee DD2 4UT Wester Gourdie Industrial Estate 935 sq.m (10,064 sq.ft)

Agent(s)

Shepherd Commercial 13 Albert Square Meadowside Dundee DD1 1XA Phone: 07880502651 Fax: 01382 878009 s.robertson@shepherd.co.uk http://www.shepherd.co.uk

Shepherd Commercial 13 Albert Square Dundee DD1 1XA Phone: 01382-878005 Fax: 01382-878009 g.mccluskey@shepherd.co.uk http://www.shepherd.co.uk

Location

The highly successful Wester Gourdie Industrial Estate offers excellent communications with direct access to the A90 main trunk road connecting Dundee to Aberdeen, Edinburgh, Glasgow and beyond. Situated to the west of Dundee City Centre within 5 minutes drive of Dundee Airport, the estate has a high occupancy rate and nearby tenants include NCR.

Description

Modern purpose built warehouse/workshop with private forecourt. Good natural daylight. 6.1 metres to eaves. Loading door dimensions (4.61 metres wide by 4.86 metres high and 3.6 metres wide by 4.86 metres high). Security fence boundary. Additional 0.25 acre site to west side. Adjacent to outer

ring road. Green power supply available to ingoing tenant.

Accommodation

- Internally the space is column free space within an amenity block comprising offices, stores and staff facilities. The east most section has been sectioned off to form a cleaning/wash bay.
- Space heating is by means of high level gas radiant heaters in the warehouse / workshop and electrical panel heaters in the amenity block.

Terms

Lease Details - The property is available for lease on traditional full repairing and insuring terms for a term of yours to be negotiated. Rent - £60,000 per annum

Rates

Rateable Value - £42,200

Last Updated 04/01/2023

Brochures/EPC

View Agents Brochure View Brochure View EPC

The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy.