

- MODERN WAREHOUSE/WORKSHOP.
- 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).
- ADJACENT TO OUTER RING ROAD.
- GREEN POWER SUPPLY AVAILABLE TO INGOING TENANT.

TO LET

UNIT D, SMEATON ROAD, WESTER GOURDIE INDUSTRIAL ESTATE, DUNDEE, DD2 4UT

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SHEPHERD COMMERCIAL

Unit D, Smeaton Road, Wester Gourdie Industrial Estate, Dundee, DD2 4UT

LOCATION

Dundee, Scotland's fourth largest City with a resident population of circa 150,000 persons (National Records of Scotland) is located on the East coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south).

The city benefits from excellent transport links, with daily flights to London (City Airport) and Belfast (from 2020) and rail services into London (Kings Cross).

The ongoing Dundee Waterfront £1 Billion re-development has attracted major investment into the city with the opening of the V & A Museum in September 2018, significantly contributing to Dundee's growth as a major business and tourism centre.

The city is dominated by 27 major employers which all employ more than 300 people. The public sector trio of Dundee City Council, NHS Tayside and the University of Dundee are the three largest employers with private companies such as DC Thomson, NCR, and supermarket retailers Asda and Tesco being among other major employers.

Dundee's traditional 'Jute, Jam and Journalism' industries have given way to more modern creative industries such as mobile and desktop gaming, software development and life sciences in partnership with Dundee and Abertay Universities.

The Port of Dundee is one of the largest economic generators in the City and is Scotland's main agricultural hub with over 250,000 tonnes of agricultural products moving through the port annually. The port has been identified as one of Scotland's top locations for renewable manufacturing by Scottish Enterprise under the National Renewables Infrastructure Plan and is within the Scottish Government's Low Carbon Renewables East Enterprise Area.

Wester Gourdie Industrial Estate is a modern purpose built industrial development located on the northwest edge of the City immediately adjacent to the Outer Ring Road and handy for connections into the local and national road networks.

Smeaton Road is located towards the rear of the estate and the property has frontages to Smeaton Road to the front and Liff Road to the rear.

Surrounding occupiers include Easityre, Scots Bearings, Greentech Commercials and Currie European Transport to name a few. There a large Asda store at the entrance to the development and other retail led traders including car dealerships and a Starbucks Drive Thru.

DESCRIPTION

The subjects comprise a good sized modern purpose built warehouse/workshop with private forecourt.

Th building which has a generous eaves height is constructed around a steel frame with concrete block and metal profile sheet infill panels. The roof over is also of steel frame overlaid with metal profile sheets incorporating translucent panels for good daylight provision. Floors are of concrete and windows are timber casement, single glazed.

The property which is capable of sub division, benefits from two sets of loading/dispatch doors.

Internally the space is column free space within an amenity block comprising offices, stores and staff facilities. The eastmost 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.





ACCOMMODATION	m^2	ft^2
Ground Floor	934.90	10,063
TOTAL	934.90	10,063

The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

In addition there are two mezzanine areas suitable for light storage.

All of the foregoing stands upon a site extending to 0.217 hectares (0.53 acres) or thereby.

RATEABLE VALUE

The subjects are assessed for rating purposes and entered in the valuation roll as undernoted:

Rateable Value - £42,200.

The unified business rate for 2020/2021 is 49.9p.

LEASE TERMS

The property is available for lease from April 2021, although it may be possible to secure an earlier entry date.

Offers in excess of £50,000 per annum will be considered.

VAT

The property is elected for VAT purposes and VAT will be charged on the rent.

EPC

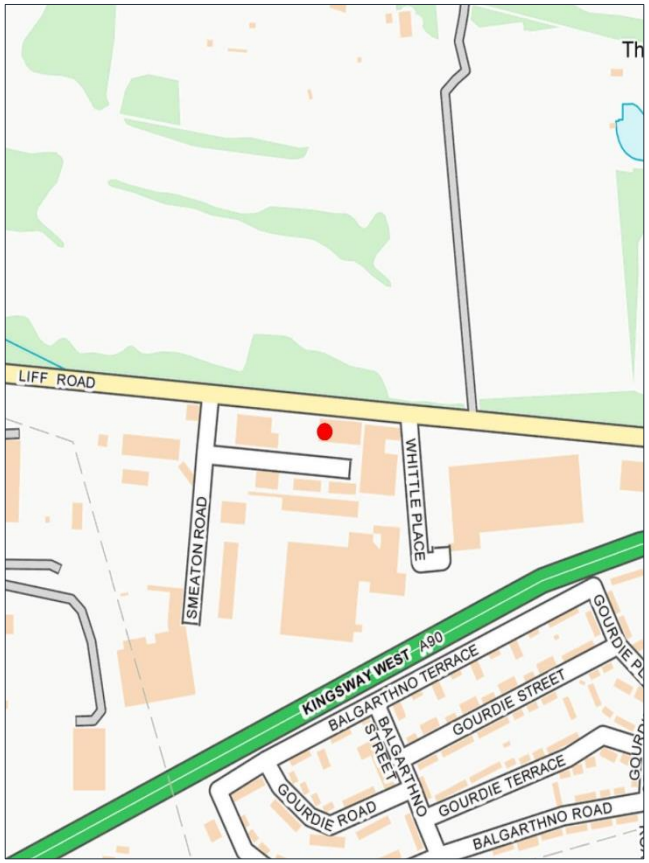
The property has a E rating.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed



For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **DECEMBER 2020**

SHEPHERD COMMERCIAL