

**TO LET**  
**GOOD QUALITY WAREHOUSE & WORKSHOP ACCOMMODATION**



**Units 3 & 4**  
**Riverside Distribution Centre**  
**Riverside Avenue**  
**DUNDEE**  
**DD2 1UD**

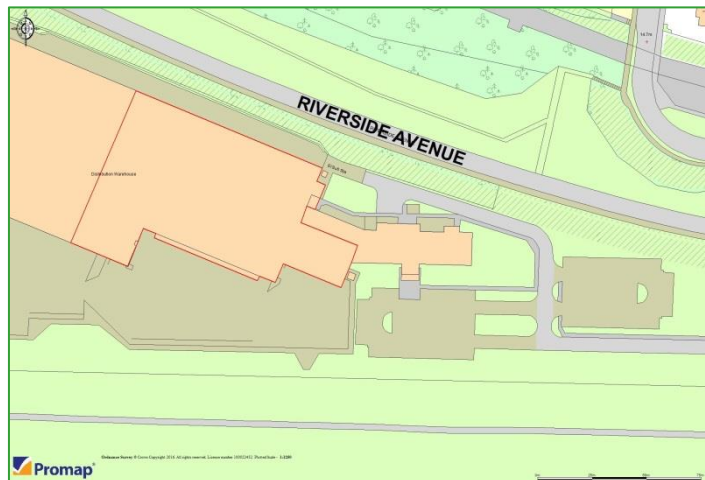
- Warehouse available of 65,662 sq ft
- Workshop of 5,369 sq ft
- Secure site with 24 hour security
- Concrete surfaced yard
- Level access doors and dock levellers
- Close proximity to A90 and A92



# WAREHOUSE RIVERSIDE AVENUE DUNDEE



## GERALDEVE



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### Location

The subject property is located immediately adjacent to the A85 Riverside Avenue, adjoining Dundee Airport. It provides easy access to the A90 and A92 with the City Centre also being nearby.

### Description

The warehouse comprises a modern, self-contained semi-detached building and provides an opportunity for distribution, storage or manufacturing with 7 dock levellers and 2 level access doors. Minimum eaves heights are 5.68m to 8.75m.

The adjoining workshop has recently been fully refurbished and benefits from 3 level access doors and ancillary accommodation.

### Accommodation

The unit has been measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provide the following gross internal areas:

Warehouse	5,360.85 sq m	(57,704 sq ft)
Loading Bay	571.06 sq m	( 6,147 sq ft)
1 <sup>st</sup> ancillary/offices	168.23 sq m	( 1,811 sq ft)
Workshop	498.83 sq m	( 5,369 sq ft)
<b>Total</b>	<b>6,599.40 sq m</b>	<b>(71,031 sq ft)</b>

### Terms

Our clients are seeking to sub-lease the premises on standard full repairing and insuring terms.

### Rental

Rental on application.

### Rateable Value

We understand the properties are currently entered in the 2010 Valuation Roll as follows:

Warehouse	£243,000 NAV/RV
Workshop	£30,200 NAV/RV

### EPC

The warehousing currently has an energy performance rating of C+. Copies of the certificates are available on request.

### Viewing

By appointment through sole agents, Gerald Eve LLP.

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Conditions under which these particulars are issued

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