TO LET
INDUSTRIAL/DISTRIBUTION

GRAHAM SIBBALD



Wade Street, Wester Gourdie Industrial Estate, Dundee DD2 4SN

The property offers a mix of industrial/warehouse accommodation with ancillary office content and secure yard.

- Modern building with secure yard and parking
- Popular and established industrial location
- Close proximity to Kingsway (A90)
- Flexible lease terms available







LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region 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 lying within a 90 minute drive time.

More precisely, the subjects are located within the established Wester Grourdie Industrial Estate which offers excellent links into the A90 trunk road to both Aberdeen in the north and the central belt via Scotland's motorway network.

Wester Gourdie is home to a variety of national and local operators.

The approximate location of the property is shown by the OS plan.

DESCRIPTION

The subjects comprise a stand-alone industrial unit of steel portal frame construction contained within a large site of 2.27 Acres.

The property offers a mix of industrial/ warehouse accommodation with ancillary office content and secure yard.

Ample on site car parking is available.

ACCOMMODATION

We have measured the subjects In accordance with the RICS Code of Measuring Practice (6th edition) and estimate the following Gross Internal Floor Areas to be as follows:

Floor	Description	Sqm	Sqft
Ground	Warehouse	973.82	10,482
Ground	Office	357.50	3,848
First	Office	395.30	4,255

TERMS

The subjects are offered To Let on standard commercial terms for a lease term to be negotiated.

Further information is available from the Sole Letting Agents.

RATEABLE VALUE

The subjects will have to be reassessed upon occupation.

Interested tenants are advised to make their own enquiries in this regard.

EPC

Available from the Sole Selling Agents.

VAT

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

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the sole Selling Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing contact:



Garth Davison
Surveyor
garth.davison@g-s.co.uk
01382 200 064



Grant Robertson
Associate
grant.robertson@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: January 2018