TO LET

Surplus First Floor Office

Block 5, Dunsinane Avenue, Dunsinane Industrial Estate, Dundee, DD2 3QN



- Cellular Office Accommodation
- Close to A90 road links
- Immediate Entry Available
- Modern Office Accommodation
- NIA 463.7 sq.m (4,991 sq.ft)
- Private Parking Available
- Prominent position

VIEWING & FURTHER INFORMATION:

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LOCATION

Dundee is located on the East Coast of Scotland overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Census 2011). Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the water front development has been well documented and the construction of the V & A Museum will help establish Dundee as a major regional centre.

The subjects are situated adjacent to Dundee's Kingsway (A90). The Kingsway is the main arterial route through the city connecting to Aberdeen in the north and Glasgow and Edinburgh to the south.

Surrounding properties include industrial/commercial occupiers such as Wright Dental and Winter Simpson.

DESCRIPTION

The premises comprise surplus first floor office accommodation forming part of a detached, modern two storey block. Currently configured as a single suite, it can be sub-divided to suit a tenant's specific requirement.

To the east of the estate there has been significant development including a new pub/restaurant trading as Kingsway Farm, and a number of modern trade counter developments. Directly opposite, Peter Vardy has developed a car showroom site.

AREA

We calculate the subjects extend to approximately 463.7 Sq.M. (4,991 Sq.Ft.) on a Gross Internal Area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

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RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £31,800

The current rate is under appeal.

The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage.

PROPOSAL

Our clients wish to lease the property for a term of years to be negotiated on a full repairing and insuring basis.

Asking rent £25,000 per annum

ENERGY PERFORMANCE CERTIFICATE

Rating Awaited

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL FEES

Each party shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

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.

VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

T 01382 200454
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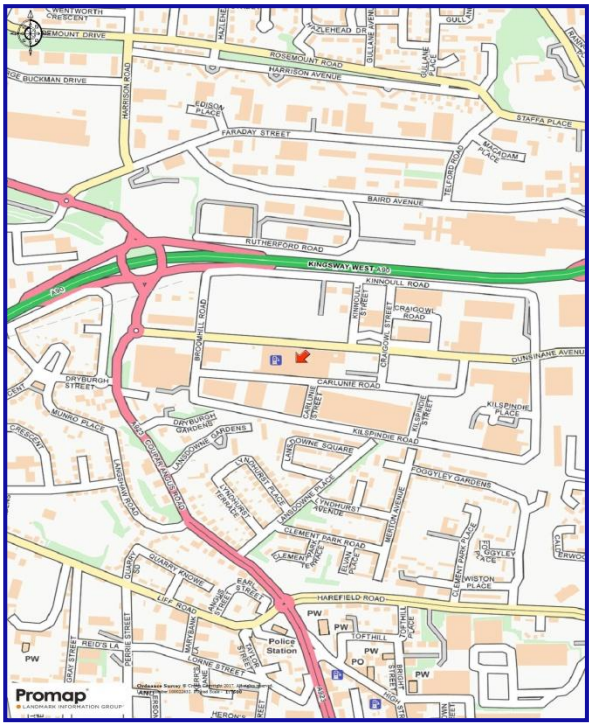





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