TO LET
INDUSTRIAL

GRAHAM SIBBALD



BLOCK 7B, NOBEL ROAD, DUNDEE, DD2 4UH

- UNITS FROM 132.10 SQ.M. (1,422 SQ.FT.) TO 403.91 SQ.M. (4,348 SQ.FT.)
- POPULAR AND ESTABLISHED INDUSTRIAL LOCATION.
- CLOSE PROXIMITY TO KINGSWAY (A90).
- MAY QUALIFY FOR 100% RATES RELIEF.



LOCATION

Dundee is Scotlands fourth largest city with an estimated population 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 countrys population within 90 minutes' drive time.

More precisely, the subjects are located on Nobel Road within the Wester Gourdie Industrial Estate, an established industrial location situated on the western boundary of the city. The location benefits from excellent road links to the Kingsway outer ring road and Scotland's motorway network. Wester Gourdie is home to a variety of national and local operators.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise steel portal frame industrial units within a parade of six similar units with concrete floor and vehicular roller door. Within the units there is an office area and WC.

The subjects benefit from an extensive shared yard.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the Gross Internal Area as follows:-

Unit	SQ.M.	SQ.FT.
1-3	403.91	4,348
8	132.10	1,422

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of:

Unit	Rateable Value
1-3	£22,500
8	£8,900

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

Any ingoing tenant may qualify for 100% rates relief however should satisfy themselves in this regard.

LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period. In addition to rent there is a service charge payable. Further information available upon request.

EPC

Available from the Sole Letting Agents.

VAT

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

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

LOTUS PROPERTY

To arrange a viewing contact:



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



Euan Roger
Graduate Surveyor
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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2019