MODERN REFURBISHED INDUSTRIAL ESTATE

- Refurbished modern industrial accommodation
- Flexible accommodation with flexible lease terms available
- City centre position
- Established mixed use business location



A development by

WEST RANGA PROPERTY GROUP

D10 TRADE PARK, UNITS A-K HAWKHILL COURT, MID WYND, DUNDEE DD1 4JG

From 261.83 sq m (2,818 sq ft)

D10 TRADE PARK

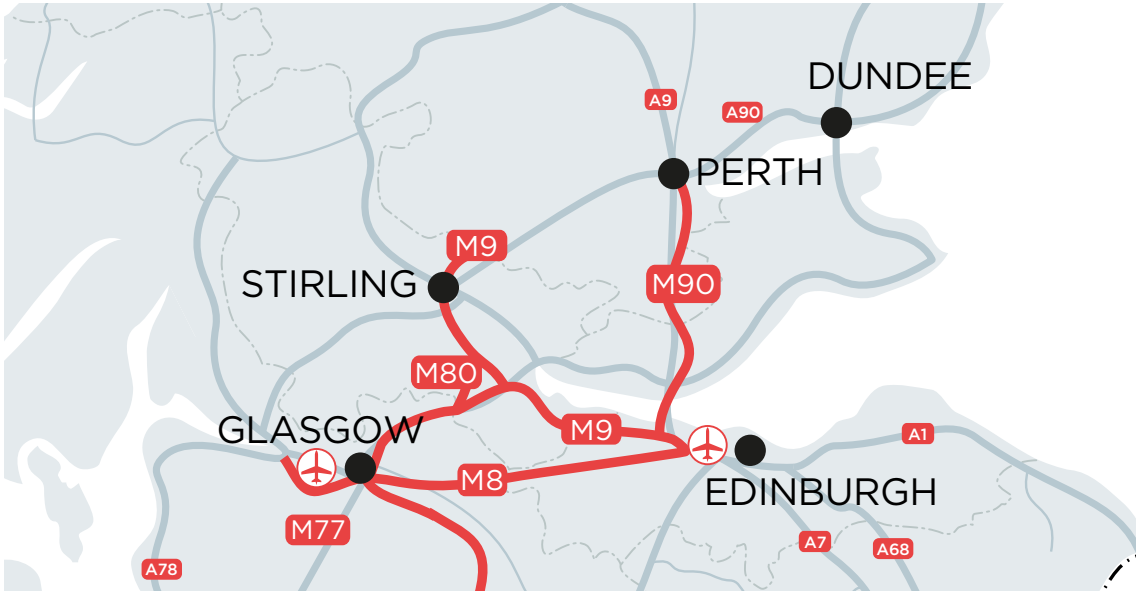
Dundee has lowest drive time to the largest % of Scottish population

Location

Dundee, The City of Discovery, is Scotland's fourth largest City and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes drive. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is currently undergoing a £1 billion transformation of it's Waterfront, which comprises circa 240 Hectares of development land, a new state of the art Train Station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London.

More precisely, the subjects are located half a mile west of Dundee City centre adjacent to Dundee University. D10 Trade Park lies in close proximity to West Port roundabout on Dundee's inner ring road. The Trade Park benefits for excellent transport links close-by.





TRAVEL TIMES

ABERDEEN	68 Miles
PERTH	18 Miles
INVERNESS	125 Miles
EDINBURGH	60 Miles
GLASGOW	75 Miles

D10 TRADE PARK

The subjects are located half a mile west of Dundee City centre

Description

D10 Trade Park comprises a modern refurbished industrial estate with common central car parking/courtyard.

The units have recently been refurbished with works being completed January 2020. The subjects offer a high level of specification benefiting from the following:-

- Modern refurbished steel portal frame building.
- Block walls to dado height with profile cladding above
- 3 phase electrical supply
- Mains services connections
- Secure common resurfaced yard/ car parking

Units J & K are accessed from the southern most part of the development benefitting from private forecourt/ parking.

Accommodation

The subjects have been measured in accordance with the Property Measurement (2nd Edition) and we estimate the units extend to the following Gross Internal Floor Areas:

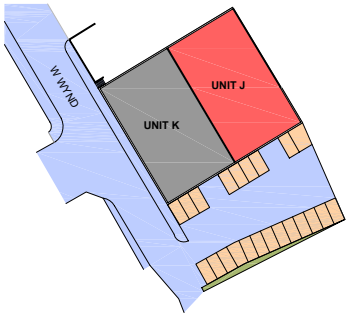
UNIT	SQ M	SQ FT
A	261.83	2,818
B	261.83	2,818
C	261.83	2,818
D	522.00	5,619
E	522.00	5,619
F	261.83	2,818
G	395.50	4,257
H	396.03	4,263
J	370.00	3,983
K	389.71	4,195

Proposed Yard Layout



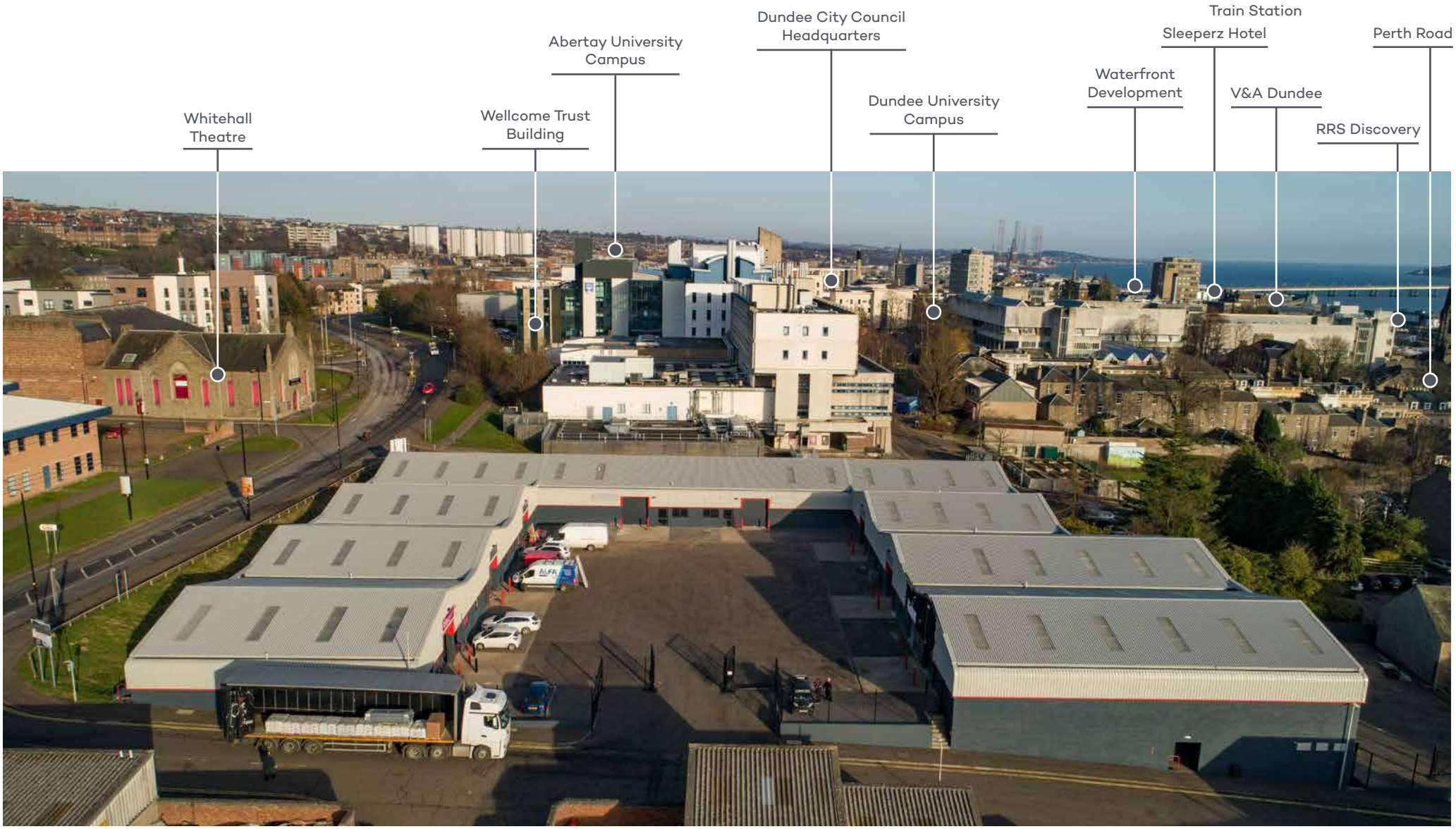


DRONE VIDEO



D10 TRADE PARK

UNITS A-K HAWKHILL COURT, MID WYND, DUNDEE DD1 4JG



D10 TRADE PARK

UNITS A-K HAWKHILL COURT, MID WYND, DUNDEE DD1 4JG

Lease Terms

The subjects are available to let on new Full Repairing and Insuring leases, subject to the service charge provision. Rents from £7.00 per sq ft exclusive.

Further information is available from the joint letting agents.

EPC

Available upon request.

Rating Assessment

The subjects will require to be assessed for rating purposes upon occupation. Interested parties are encouraged to speak to Dundee City Council in this regard.

Existing rateable values can be obtained via the Scottish Assessor Website.

VAT

All figures are quoted exclusive of VAT.

Viewing and Further Information

To arrange a viewing or for further information please contact either agent:

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February 2020.