



Unit 13, New Craigie Road, New Craigie Retail Park,
Dundee, DD4 7FF

- Strategic Location
- Surrounding Occupiers include Screwfix, Tim Hortons, LIDL and Arnold Clark
- May Qualify for 100% Rates Relief
- Established Industrial Estate
- May Suit a Variety of Occupiers
- Extends to 91.0 sq.m. / 980 sq.ft.



LOCATION

Dundee is Scotland's 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 country's population within 90 minutes' drive time.

More precisely, the subjects are located 1.5 miles to the north of the city centre, off the Kingsway (East), on a newly created commercial site. Kingsway forms part of the cities outer ring road which links into the A90 trunk road and as such lies within an excellent strategic location.

Surrounding operators are a mix of commercial to include: B&M, ASDA, Arnold Clark, DC Thomson, LIDL and Tim Hortons.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a mid-terraced industrial unit of steel portal frame construction with profile clad finish. The subjects benefit from both vehicle and pedestrian access doors and dedicated car parking.

The subjects may suit a variety of different industrial/business uses or possible trade counter. The subjects benefit from Use Classes 5&6.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Unit	Size (SQ.M)	Size (SQ.FT)
Unit 13	91.0	980

RATEABLE VALUE

The subjects have a Net and Rateable Value of £6,700.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers should qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard..

EPC

Available on request.

TERMS

The subjects are available To Let. Rental offers of £10,000 per annum are invited on standard commercial terms for a term to be agreed.

VIEWING

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

To arrange a viewing please contact:



Garth Davison

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IMPORTANT NOTICE

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