



Broughty Ferry Trade Park, Unit 5, 10 Tom Johnston Road, Broughty Ferry, DD4 8XR

NEW BUILD STARTER UNIT

Tenure	To Let
Available Size	1,055 sq ft / 98.01 sq m
Rent	£10,550 per annum ex VAT
Service Charge	Upon Enquiry
Rates Payable	£3,635.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£7,300
EPC Rating	Upon enquiry

Key Points

- Class 5 (Light Industry) Planning Consent
- Secure unit easy with access to main arterial routes
- Qualifying occupiers may benefit from 100% rates relief
- Secure site with new entry gates, CCTV and fitted alarms

Description

The development comprises four terraces of units with central access roads, allocated loading and parking areas situated to the front of the units.

Each unit is of steel portal frame construction and benefits from both vehicle and pedestrian access doors, 3 phase power, a minimum 4 metres eaves height, WC facilities and connectivity to mains power, water and drainage.

The business park is secured with ultra high definition 24hour colour image CCTV with automatic number plate capture, further enhanced with site wide security lighting.

Each unit is secured with a security alarm providing certified security grading, meeting the highest of client and insurance provider requirements.

Access to the business park is controlled via a high security automated sliding gate restricting access to unauthorised vehicles out with business hours. Authorised access is granted 24hours a day with high security access tags providing business users complete peace of mind.

Location

The property is located on the south east side of Tom Johnston Road, within the popular West Pitkerro Industrial Estate, approximately 4 miles north east of Dundee city centre.

West Pitkerro Industrial Estate is a well established business location situated to the north of Broughty Ferry. The subjects are easily accessible from Arbroath Road and are well situated for access to main arterial routes.

Terms

The premises are available to lease on a full repairing and insuring basis at a rental of £10,550 per annum.

All prices, premiums and rents are subject to VAT at the prevailing rate.

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

Warehouse - NAV/RV - £7,300

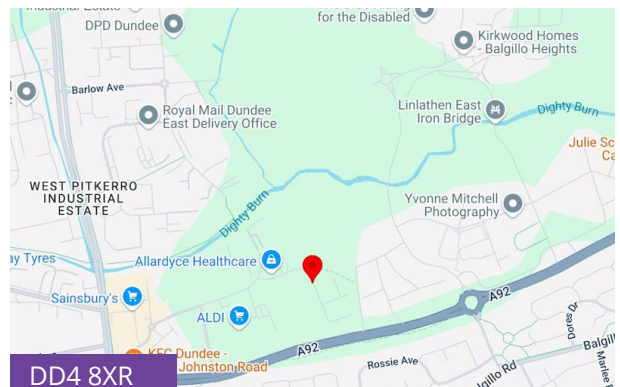
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Entry Timescale

The premises will be available for immediate occupation.

Viewing

Strictly by appointment with the sole marketing agents.



Viewing & Further Information



Fergus McDonald

01382 225517 | 07900 474406

fergus@westportproperty.co.uk

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