



Units 9&10, Block A, Broughty Ferry Trade Park, 10 Tom Johnston Road,
Broughty Ferry, DD4 8XR

MODERN INDUSTRIAL / TRADE COUNTER UNIT

Tenure	To Let
Available Size	2,110 sq ft / 196.03 sq m
Rent	£21,100 per annum
Service Charge	A service charge will be applicable. Further details are available on request.
Rates Payable	£7,121.40 per annum Qualifying occupiers may be entitled to a reduction under the Small Business Bonus Scheme
Rateable Value	£14,300
EPC Rating	Upon enquiry

Key Points

- Available from 17 March 2026
- Secure site with gated entrance and CCTV
- Established business location
- Class 4, 5 & 6 Planning Consent
- Easy access to A92 and motorway network beyond

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Description

Units 9 & 10 have been built to a very high standard within the existing business park.

The development comprises of terraces of industrial units.

The development is accessed from the existing central access road and has allocated loading and parking areas situated to the front of the units.

The buildings are of steel portal frame construction and benefit 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 units are fitted with an intruder alarm system, with a low cost annual maintenance plan. A communal CCTV system provides additional security coverage across the whole estate and a gated entrance provides a safe and secure business premises.

Location

The trade park 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 £10.00 per sq ft.

VAT

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

Accommodation

The unit is 2,110 sqft.

Rateable Value

The current rateable value is £14,300

Qualifying occupiers may be entitled to relief under the Small Business Bonus Scheme:

If applicable, the liability before relief is £7,121.40

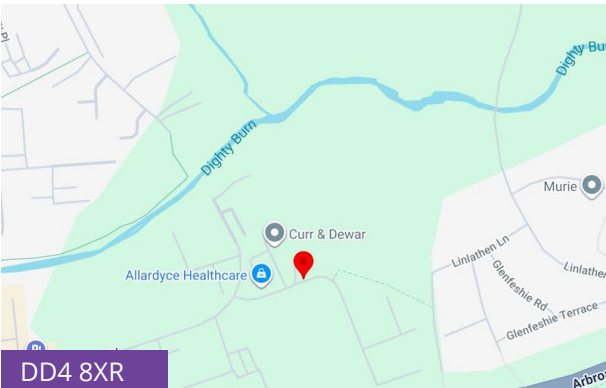
Under the Scheme a 42.5% discount is available which would result in the sum of £4,094.80 being payable, if applicable.

Service Charge

A service charge will be applicable. Further details are available on request.

Viewing

On conclusion of legal missives or on a date to be mutually agreed.



Viewing & Further Information



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