



Unit 1 Barlow Park, Broughty Ferry, DD5 3SR

WORKSHOP WITH OFFICE

Tenure	To Let
Available Size	1,002 sq ft / 93.09 sq m
Rent	£9,000 per annum ex VAT
Service Charge	£860 per annum ex VAT
Rates Payable	£3,237 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£6,500
EPC Rating	Upon enquiry

Key Points

- BUSY COMMERCIAL LOCATION
- EASY ACCESS TO MOTORWAY NETWORK
- AVAILABLE NOW
- IDEAL STARTER UNIT
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS

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Description

The subjects comprise a rarely available, high quality industrial starter unit. The unit is of steel portal frame, has a concrete floor throughout, office area, kitchen and WC facilities and a sectional vehicle access door with adjoining pedestrian access door.

There is parking for two cars immediately outside the premises and further on street parking in the surrounding area.

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 the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

Accommodation

We have measured the floor area in accordance RICS code of practice to be as follows.

93.08 sq m (1,002 sqft)

Terms

The premises are available to lease on a full repairing and insuring basis for a term to be agreed at a rental of £9,000 ex VAT per annum.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which may be payable.

Business Rates

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

NAV / RV - £6,500

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

Entry

The premises are available now.

Energy Performance Certificate

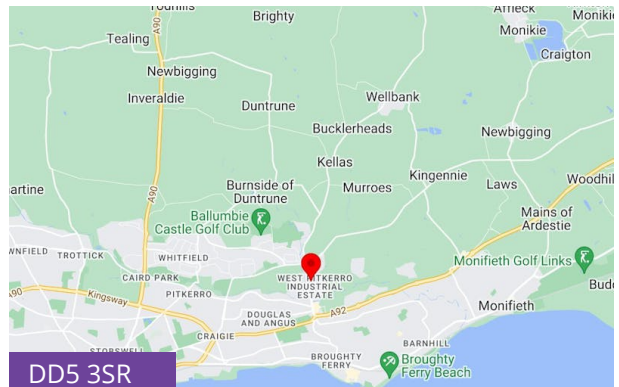
Available on request.

Service Charge

The premises are subject to a service charge to cover the maintenance of the common areas.

Viewing

Strictly by appointment by the sole agents.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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