WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial, Office, Warehouse

TO LET



Unit 6 Riverside House, 11 Luna Place, Dundee, DD2 1TP

LAST AVAILABLE UNIT WITH SECURE COMPOUND AREA

Tenure	To Let
Available Size	1,619 sq ft / 150.41 sq m
Rent	£14,700 per annum ex VAT
Service Charge	£1.25 per sq ft ex VAT
Rates Payable	£5,826.60 per annum Occupiers may benefit from up to 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£11,700
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION FRONTING RIVERSIDE DRIVE
- CLOSE TO DUNDEE AIRPORT
- 5 MINS DRIVE FROM DUNDEE WATERFRONT
- DIRECT ACCESS TO A90 MOTORWAY
- 157 CAR PARKING SPACES
- ESTABLISHED BUSINESS LOCATION

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Description

The building comprises a modern detached pavilion building in a prominent position overlooking Riverside Drive which has been refurbished and upgraded to provide 12 commercial units.

Unit 6 benefits from an attractive glazed entrance screen with double glass door personnel access, as well as an automated roller shutter vehicle access door. The internal accommodation comprises open plan space with a well-appointed kitchenette, WC and office.

Mains water, 3 phase power and BT connections are provided to the unit. The premises also benefit from a secure compound area.

There are 157 dedicated car spaces in total within a secure car park with fob access, CCTV and 24 hr lighting.

Location

Riverside House is located within Dundee Technology Park, on the western outskirts of the city and approximately four miles west of Dundee city centre.

Dundee Technology Park is situated in a strategic position, being adjacent to both Kingsway West (A90) and Riverside Avenue (A85) and is within easy access to the motorway network linking Dundee to Edinburgh, Glasgow and Aberdeen, as well as the rest of the country. Dundee Railway Station and Dundee Airport are, respectively, approximately four miles and two miles to the east of Northshore House.

The subjects are situated on a very high profile site to the south side of the main feeder road within Dundee Technology Park. The site benefits from prominent frontage to Riverside Avenue, and sits close to an extremely busy roundabout and main traffic route. It is one of the first properties visible from the A90 Edinburgh to Aberdeen dual carriageway on the approach to Dundee.

Terms

Unit 6 is available on a flexible full repairing and insuring basis at a rental of £14,700 per annum.

There is a service charge of £1.25 per sq ft ex VAT.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

Unit 6 - 1,619 sq ft

Entry Timescale

Immediately following successful conclusion of legals.

VAT

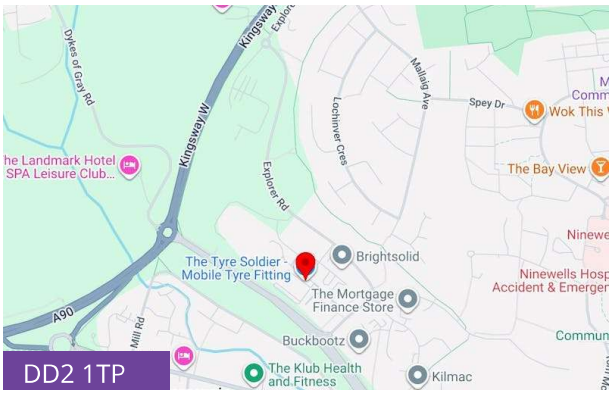
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Business Rates

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







Viewing & Further Information



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Workshop - NAV/RV - £11,700

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

Viewing

Strictly by appointment by the sole agents, Westport Property.

Use

The premises are suitable for Class 4 (Business) Use –

(a) as an office, other than a use within class 2 (financial, professional and other services);
(b) for research and development of products or processes; or
(c) for any light industrial process