WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial
TO LET



Unit 2 Angus Works, Tannadice Street, Dundee, DD3 7JZ

INDUSTRIAL & OFFICE

Tenure	To Let
Available Size	9,345 sq ft / 868.18 sq m
Rent	£28,000 per annum ex VAT
Rates Payable	£8,561.80 per annum Qualifying occupiers may benefit from 11% rates relief under the Small Business Bonus Scheme.
Rateable Value	£17,800
EPC Rating	Upon enquiry

Key Points

- Established commercial location
- Easy access to city's outer ring road
- May be suitable for alternative uses subject to planning
- Close to Dundee city centre
- Flexible & attractive terms

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Description
A converted Mill complex, the premises provide a range of flexible industrial & office units.

Unit 2 provides a substantial warehouse with solid concrete floor, excellent natural light supplemented by fluorescent strip fitments, a three phase power supply, an electric roller shutter door with level access, and a minimum eaves height of 4 metres. Additional, office, storage and WC facilities are provided to the rear of the warehouse with separate access from North Isla Street.

Ample on street car parking is available directly outside the premises and on the adjacent Neish Street.

Location
The premises are located approximately one mile to the north of Dundee city centre on the south side of Tannadice Street.

The subjects sit in close proximity to the adjacent Tannadice Park, and the surrounding mix of property is predominantly industrial and residential.

Terms
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £28,000 per annum ex VAT, rates and service charge.

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

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

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

868 sq m (9,345 sq ft)

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

Warehouse - £17,800 (liability before relief of £8,561.80)

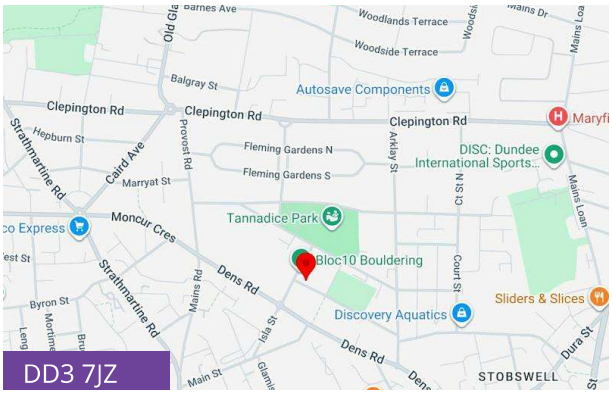
Qualifying occupiers may benefit from 11% rates relief under the Small Business Bonus Scheme.

Service Charge
A service charge for maintenance of the common areas is applicable. Further information is available on request.

Viewing
Please contact the marketing agents on 01382 225 517.







Viewing & Further Information



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