

DM HALL

To Let

Industrial Units

Block 11 Nobel
Road, Wester
Gourdie Industrial
Estate, Dundee



215 — 834 SQ M
2,311 — 8,978 SQ FT

Property Details

- Popular industrial location
- Up to 834 sq m (8,978 sq ft) available
- Available as a whole or units from 215 sq m (2,311 sq ft)
- Extensive front yard

LOCATION:

The city of Dundee has a population in excess of 100,000 and is situated on the north bank of the Firth of Tay approximately 25 miles north east of Perth. Dundee benefits from a new railway station located on the East Coast main line that provides connectivity to the Scottish Rail Network. The city has excellent road links with the M90 providing easy access to Aberdeen to the north and to Edinburgh and the central Scotland motorway system to the south.

The subjects are located within the popular Wester Gourdie Industrial Estate that lies to the north west of the city centre. Nobel Road is one of the principal thoroughfares within the estate and is accessed when entering the estate from the Kingsway (A90) via Myrekirk Road and in turn Fulton Road. Occupiers in the vicinity include, Scania, Norscot Truck and Van, UPS and Ford Retail Group.

DESCRIPTION:

The subjects comprise a terrace of 3 interconnected industrial units capable of sub-division, located on a secure site bounded by a palisade fence with dual access gates. The units have the following specification:

- Office accommodation
- Toilet facilities
- Kitchen / tea preparation areas
- Roller shutter loading doors
- 3 phase power supply
- Extensive yard area



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis with a Gross Internal Area of 8,978 sq ft.

The property is capable of sub-division to accommodate smaller units from 2,311 sq ft.

TENURE:

Rent on application

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects as a whole are noted to have a Rateable Value of £30,000 per annum.

It should be noted that following sub-division, units may be eligible from rates relief under the Small Business Bonus Scheme.

Further information on rates payments is available on www.saa.gov.uk

LEGAL COSTS:

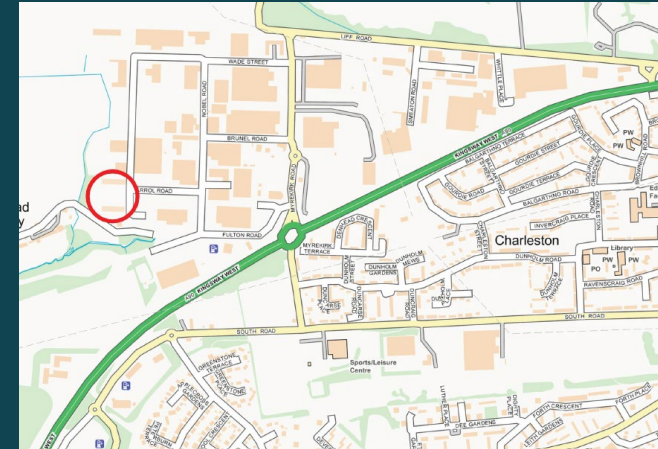
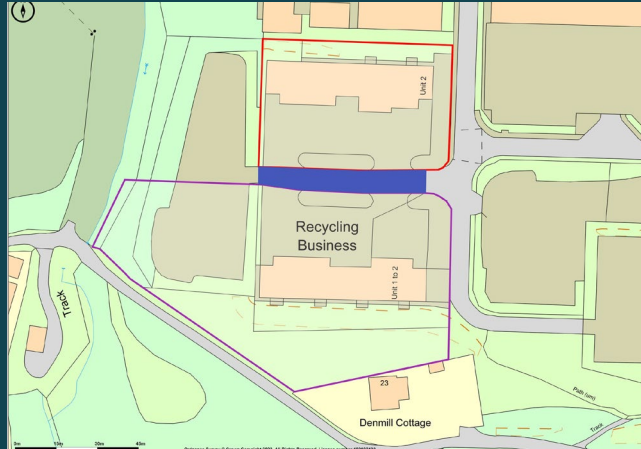
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

DM Hall Commercial

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA

01382 873 100

Ian Davidson

Sadik Chowdhury

dundeagency@dmhall.co.uk

DM HALL



Regulated by
RICS

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