

DM HALL

To Let/
May Sell

Industrial / Workshop
Premises

Block 11 & 12
Nobel Road,
Wester Gourdie
Industrial Estate,
Dundee



215 — 1,492 SQ M
2,311 — 15,852 SQ FT

Property Details

- Popular industrial location
- Convenient access to A90 Kingsway
- Up to 15,852 sq ft available as whole
- Sub-divided 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 two terraces of interconnected industrial units capable of sub-division, located on a secure site bounded by a palisade fence with dual access gates. The units benefit from the following specification:

- Office accommodation
- Toilet facilities
- Kitchen / tea preparation areas
- Electrically operated roller shutter loading doors
- 3 phase power supply
- Extensive front yard



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition with the following Gross Internal Areas.

UNIT	SQ M	SQ FT
Block 11 Unit 1	391.15	4,210
Block 11 Unit 2	214.71	2,311
Block 11 Unit 3	228.27	2,457
Block 12 Units 1-2	420.56	4,527
Block 12 Unit 3	218.04	2,347
Block 12 Unit 4	LET	LET
Total	1,427.73	15,852

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 the following Rateable Values.

UNIT	RATEABLE VALUE
Block 11 Units 1-3	£30,000
Block 12 Units 1-2	£15,700
Block 12 Unit 3	£8,100
Block 12 Unit 4	LET

DM HALL



Regulated by
RICS

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 joint selling/letting agents:-

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

DM Hall Commercial

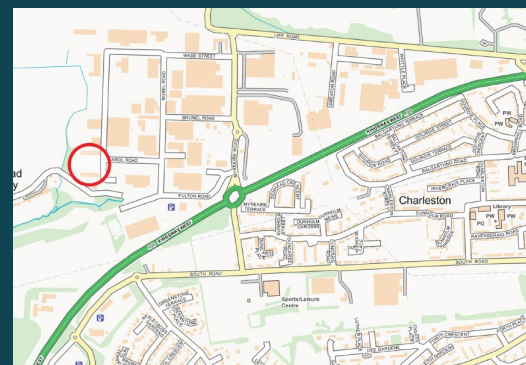
Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA

01382 873 100

Ian Davidson

Sadik Chowdhury

dundeagency@dmhall.co.uk



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