

DM HALL

To Let

**Modern Industrial
Premises**



**Unit 11,
New Craigie Road,
New Craigie Retail
Park, Dundee,
DD4 7FF**

**93.14 SQ M
1,003 SQ FT**

Property Details

- High quality industrial / trade counter / workshop premises
- Convenient Kingsway / A90 position
- Established retail and trade counter hub
- Directly opposite Kingsway East Retail Park
- Eligible for 100% rates relief
- Rent of £10,000 per annum (exc. of VAT)

LOCATION:

New Craigie Retail Park is directly accessed from Kingsway East, Dundee's outer ring road for seamless access to major routes including the A90 towards Perth, Edinburgh and Glasgow to the west, and Aberdeen to the north.

The subjects form part of a wider retail hub of strong footfall with Kingsway East Retail Park accommodating ASDA, B&M, Pets at Home, Home Bargains, McDonald's and KFC.

Unit 11 is located within a modern mixed use and trade counter location with neighbouring occupiers including Lidl, Screwfix, Arnold Clark, Tim Hortons, Collinson Ceramics and Window Supply Company.

DESCRIPTION:

The subjects comprise an end-terraced industrial unit as part of a modern parade of workshop / trade counter premises. These units are of steel portal frame construction with high-quality profiled metal cladding.

Internally, Unit 11 benefits from an electrically operated roller shutter door, three phase power supply and a maximum eaves height of 5.94m arranged over a durable concrete floor. This is an open plan workshop with WC facility to the rear.

The property also benefits from a shared surfaced front yard and delineated parking.



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 and is as follows:

FLOOR	SQ M	SQ FT
Ground	93.14	1,003

SERVICES:

The subjects benefit from a three phase electricity supply, water and sewerage.

LEASE TERMS:

The subjects area available at a rent of £10,000 per annum on a new Full Repairing and Insuring lease for a term to be agreed.

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property is eligible for 100% rates relief.

PROPOSAL:

Any proposals to lease should be sent directly to the sole letting agents on the below details.

LEGAL COSTS:

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

VAT:

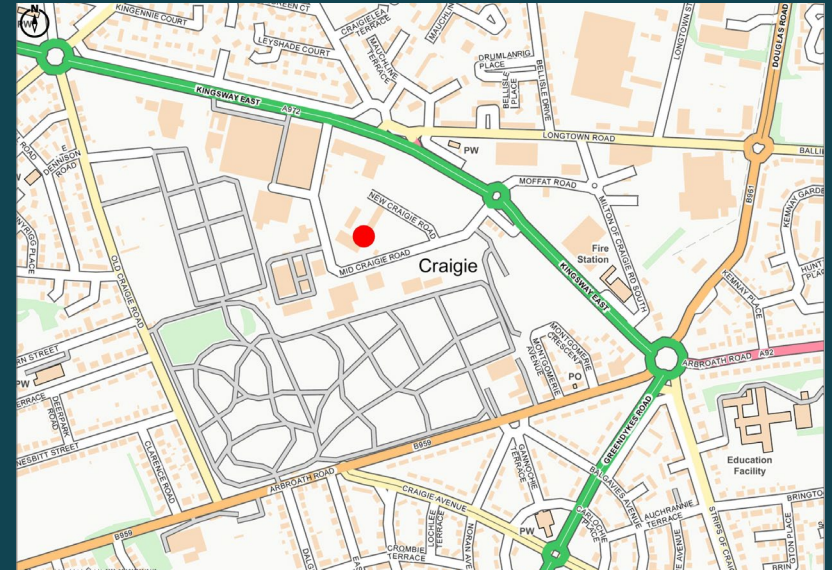
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

DM HALL

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DM HALL



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RICS

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