

- > PURPOSE BUILT VEHICLE REPAIR WORKSHOP AND OFFICES.
- > LARGE SECURE SITE.
- > EXTENSIVE CONCRETE YARD.
- > DIRECT ACCESS FROM OUTER RING ROAD (KINGSWAY EAST – A972)

**TO LET**

**86 KINGSWAY EAST, DUNDEE**

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## 86 Kingsway East, Dundee

### LOCATION

Dundee, Scotland's fourth largest City, with a resident population of circa 150,000 persons (National Records of Scotland) is located on the East coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south).

The city benefits from excellent transport links with daily flights to London (City Airport) and Belfast (from 2020) and rail services into London (Kings Cross).

The ongoing Dundee Waterfront £1 Billion re-development has attracted major investment into the city with the opening of the V & A Museum in September 2018, significantly contributing to Dundee's growth as a major business and tourism centre.

The city is dominated by 27 major employers which all employ more than 300 people. The public sector trio of Dundee City Council, NHS Tayside and the University of Dundee are the three largest employers with private companies such as DC Thomson, NCR, and supermarket retailers Asda and Tesco being among other major employers.

Dundee's traditional 'Jute, Jam and Journalism' industries have given way to more modern creative industries such as mobile and desktop gaming, software development and life sciences in partnership with Dundee and Abertay Universities.

The Port of Dundee is one of the largest economic generators in the City and is Scotland's main agricultural hub with over 250,000 tonnes of agricultural products moving through the port annually. The port has been identified as one of Scotland's top locations for renewable manufacturing by Scottish Enterprise under the National Renewables Infrastructure Plan and is within the Scottish Government's Low Carbon Renewables East Enterprise Area.

Kingsway East forms part of the Outer Ring Road and hence the property has direct access into the local and in turn national road networks.

### DESCRIPTION

The subjects comprise a purpose built vehicle repair workshop with extensive yard providing open storage with customer and staff parking.

The property is constructed around a steel frame with brick and block infill panels with insulated metal claddings. The roof over is covered with metal profile sheets incorporating metal and glazed roof lights running down the centre of the workshop, providing good natural daylight. The floors are of solid concrete construction and the main workshop flooring incorporates drainage facilities.

Associated accommodation includes vehicle wash bays, spray booths, paint shop, tool and tyre stores, etc., as well as foreman's office, canteen, staff lockers and changing facilities.

There is a good quality office facility at first floor level with separate canteen and W.C. facilities.

There are gas fired radiant heaters in the workshop and the admin and staff facilities are heated by a gas boiler serving wall mounted radiators.

Externally the property is well secured and the yard is laid in concrete incorporating a drainage system and immediately adjacent to the workshop access is a canopy and refuelling area.

The building is designed with sprinkler protection, the sprinkler tank being located to the rear of the site.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Workshop, Associated Accommodation and Mechanics Facilities with Canteen	2,155.2	23,198
First Floor Offices, Canteen & W.C. Facilities	122.6	1,319
<b>TOTAL</b>	<b>2,277.8</b>	<b>24,517</b>

The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

All of the foregoing stands upon a site extending to 0.67 hectares (1.65 acres) or thereby.



**RATEABLE VALUE**

The subjects are assessed for rating purposes and entered in the Valuation Roll as undernoted:

Rateable Value – £116,000.

The Unified Business Rate for 2020/21 is 51.6 p.

**LEASE TERMS**

The property is available for lease on traditional full repairing and insuring lease terms.

Rental offers in excess of £90,000 per annum will be considered.

Interested parties should note the property is currently let to a charity and our clients are obliged to provide 4 months prior notice to terminate the agreement.

**VAT**

The property is not currently elected for VAT.

**EPC****LEGAL COSTS**

Each party to bear their own legal costs in connection with this transaction.

**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA - 01382 878005  
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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **SEPTEMBER 2020**

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