

WORKSHOP/WAREHOUSE

- > NEW BUILD STARTER UNITS AVAILABLE NOW
- > USE CLASSES 4, 5 & 6
- > RENTS START FROM £5,760 PER ANNUM
- > 3 SIZES REMAINING RANGING FROM 555 SQ FT – 861 SQ FT
- > SECURE UNITS WITH EASY ACCESS TO MAIN ARTERIAL ROUTES
- > QUALIFIES FOR 100% RATES RELIEF

TO LET

NORTH TAY WORKS, UNITS 1-25, LOONS ROAD, DUNDEE, DD3 6AE

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LOCATION

Dundee 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) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London (Stansted) and sits on the main East Coast Railway Line which runs services into London (Kings Cross). The ongoing regeneration as part of the waterfront development has been well documented and the construction of the V&A Museum will help establish Dundee as a major regional centre.

The units are located on the North side of Loons Road and the East Side of Balfield Road.

DESCRIPTION

The units are of steel portal frame construction and benefit from electric rolling shutter and pedestrian access doors. 3 phase power, W.C. facilities, water and drainage.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value – Please ask for further details.

The unified business rate for 2021/2022 is 49p.

LEASE TERMS

The units are available on a traditional full repairing and insuring lease for a negotiable period of years.

Asking Rent's start at £5,760 per annum.

VAT

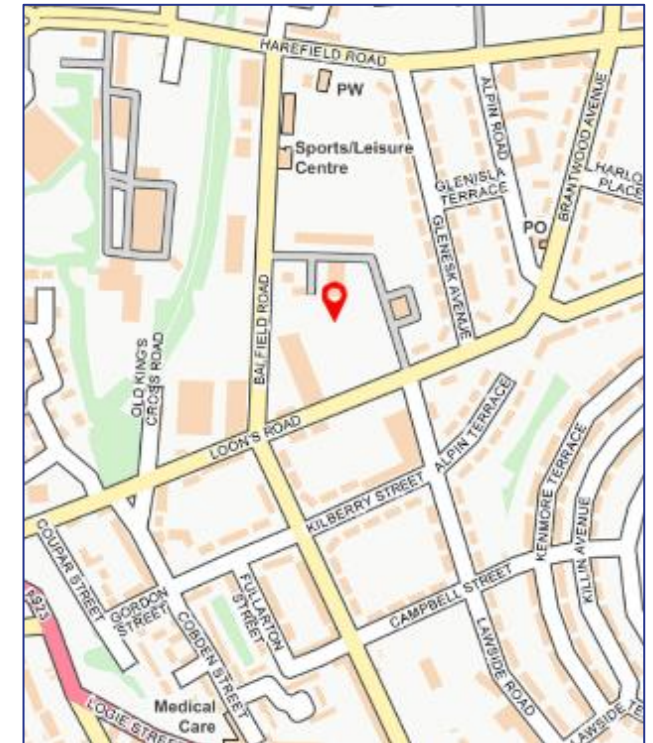
For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

EPC

Further information available on request.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon



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

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