

TO LET

Retail Showroom/Trade Counter Space

Good quality accommodation suitable for variety of commercial uses.

Prominent location accessed directly off the A90 dual-carriageway to north of Dundee.

Car parking available.

Gross Area – 7,400 sq. ft.

Rent on application.



VIDEO TOUR



WHAT 3 WORDS

**JACK MARTIN WAY, CLAVERHOUSE BUSINESS PARK,
DUNDEE, DD4 9BZ**

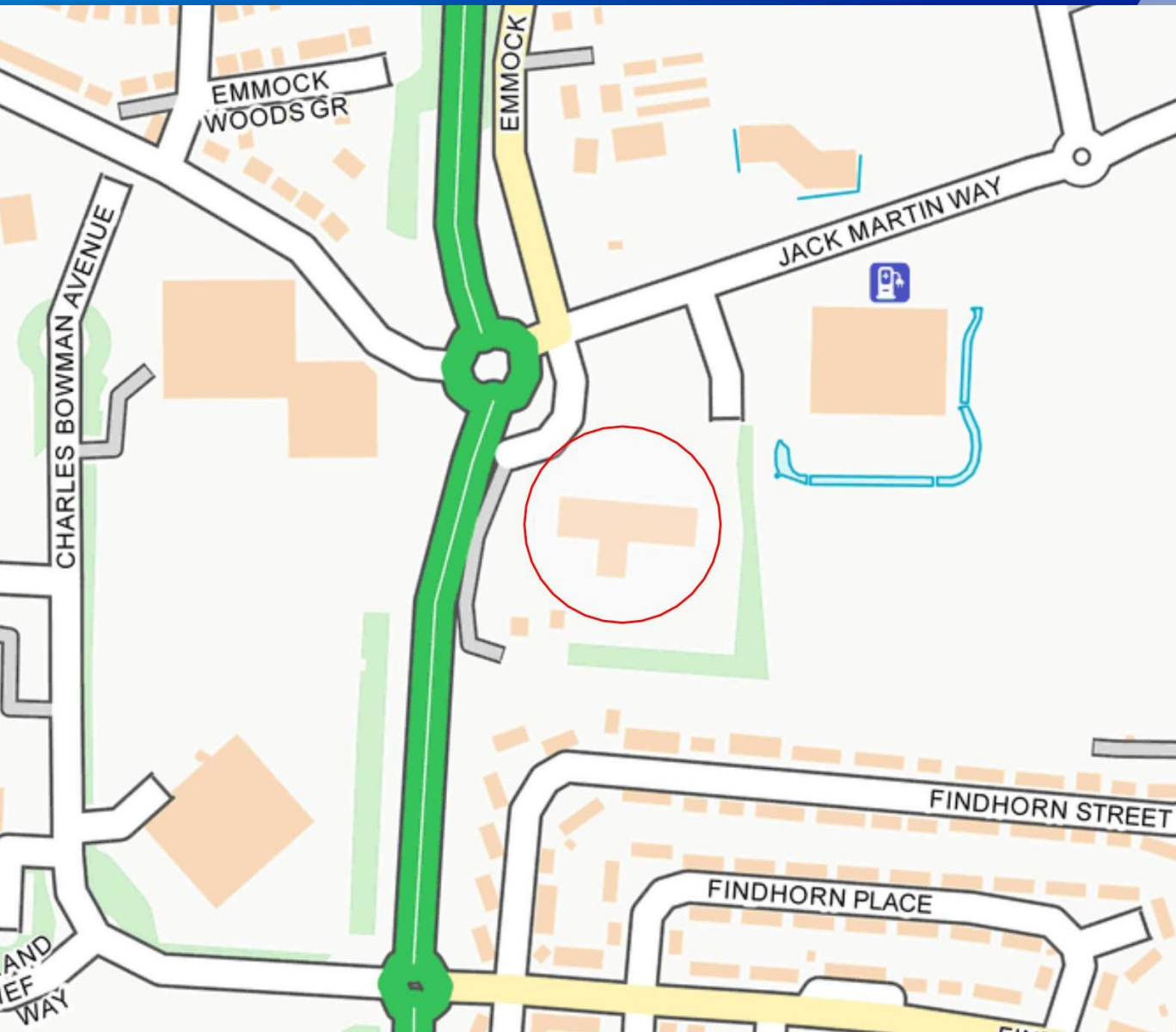
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

JACK MARTIN WAY, CLAVERHOUSE
BUSINESS PARK, DUNDEE, DD4 9BZ



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 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

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 (London Heathrow) 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 opening of the V & A Museum has helped establish Dundee as a major regional centre.

The subjects are visibly located on a landmark site adjacent to a roundabout facing the main Aberdeen to Dundee A90 dual carriageway. The location forms part of the Claverhouse Business Park on the northern fringe of Dundee. This is the main gateway to Dundee from the north sitting approximately 1 mile from the Kingsway. As such the location benefits from excellent communication links.

The building forms part of Struans car dealership.



FIND ON GOOGLE MAPS



Description

JACK MARTIN WAY, CLAVERHOUSE
BUSINESS PARK, DUNDEE, DD4 9BZ



Description

The subjects form part of Struans Motor complex.

They comprise showroom and office accommodation with vehicular access from Jack Martin Way.

The accommodation would suit a variety of commercial uses.

Externally there is ample private car parking space.

Accommodation

	M ²	ft ²
Showroom, Offices, Kitchen and Toilet Facilities.	687.50	7,400
TOTAL	687.50	7,400

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Terms

Our client is inviting rental offers inclusive of car parking for a negotiable term of years.

Rental on application.

Rateable Value

The subjects would require to be reassessed for rating purposes.

Energy Performance Certificate

Awaiting upon request.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the letting of the property.



Get in Touch

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



Jonathan Reid
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Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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