

TO LET

**INDUSTRIAL / LEISURE /
OFFICE / RETAIL**

ESTABLISHED LOCATION

NEW BUILD

**SUITABLE FOR A VARIETY OF USES
SUBJECT TO CONSENT**

**NEIGHBOURING OCCUPIERS
INCLUDE DOMINOS, STARBUCKS &
GREGGS**

GIA – 215.06 SQ M (2,315 SQ FT)

RENT - £35,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS



UNIT 4, ANGUS COURT, BROOMHILL ROAD, DUNDEE, DD2 3WT

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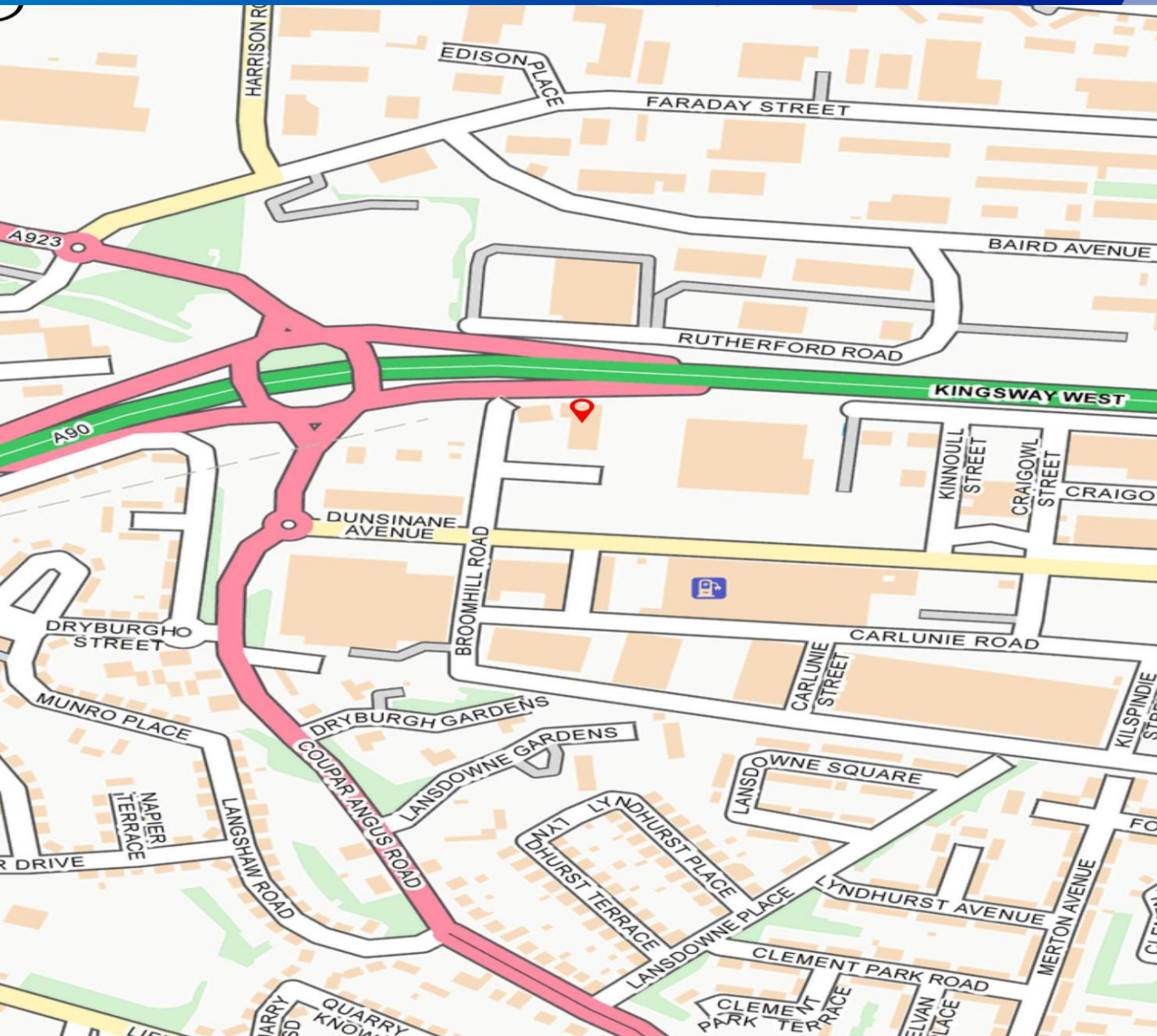
CANNINGVALE
PROPERTY
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SHEPHERD
COMMERCIAL



Location

UNIT 4, ANGUS COURT, BROOMHILL ROAD, DUNDEE, DD2 3WT



Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (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 (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.

Local major employers in Dundee include DC Thomson, B.T., Dundee City Council, Dundee University and Abertay University.

The recent £10M investment in the port by Forth Ports to create a new quayside positions Dundee port as an ideal hub for the renewable energy and decommissioning sectors.

Other nearby occupiers include Domino's Pizza, Greggs, Starbucks and Fast Ned Charging to name a few plus multiple office developments.



FIND ON GOOGLE MAPS



Description

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The subjects occupy a prominent position on the western entrance to Dundee Business Park close to its junction with Coupar Angus Road. Dunsinane Avenue is the main arterial road through the estate and provides direct access to the Kingsway and motorway network beyond.

The premises comprise a modern development arranged over the ground floor only with full height display windows and rear access for servicing. The premises have a minimum eaves height of 4,72 m (15 ft 6 ins).

CAR PARKING

There are 72 car park spaces for the occupiers and customers including EV charging for 2 spaces.

ACCOMMODATION

	m ²	ft ²
Ground	215.06	2,315
Total	215.06	2,315

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).



RATEABLE VALUE

To be assessed following occupation.

RENTAL

£35,000 per annum.

LEASE TERMS

The premises are available to lease on a full repairing and insuring basis.

PLANNING

Subject to planning the subjects are suitable for a variety of retail, office and leisure uses.

Interested parties are advised to make their own enquiries with Dundee City Council with respect to their individual concept / specific use.

ENERGY PERFORMANCE CERTIFICATE

Further details upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT) and registration fees.

Get in Touch

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



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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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