

TO LET

SECURE YARD

**0.12 HECTARES (0.3 ACRES) OR
THEREBY**

**100% RATES RELIEF AVAILABLE TO
QUALIFYING TENANTS**

POPULAR INDUSTRIAL ESTATE

**CLOSE TO OUTER RING ROAD AND
WELL CONNECTED TO THE LOCAL
AND NATIONAL ROAD NETWORKS**

£9,600 PER ANNUM



15 GEORGE BUCKMAN DRIVE, DUNDEE, DD2 3SP

CONTACT: Scott Robertson s.robertson@shepherd.co.uk - 0788 050 2651
Gerry McCluskey g.mccluskey@shepherd.co.uk - 0772 046 6022
shepherd.co.uk





Location

15 GEORGE BUCKMAN DRIVE, DUNDEE, DD2 3SP



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 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).

George Buckman Drive is situated on the northern fringe of Dundee and is classed as forming part of Dryburgh Industrial Estate, one of the City's Principal Economic Development Areas; adjacent to the Outer Ring Road (A90) and handy for the local and in turn national road networks.

Adjacent properties within this section of the estate comprise a mix of workshop/warehouses and office/lab facilities.

Adjacent occupiers include Robertson Construction, AM Philip, Plumb Centre, Tayside Engineering & Construction Supplies, Scots Bearings and Actavo Hire & Sales.



Description

15 GEORGE BUCKMAN DRIVE, DUNDEE, DD2 3SP



DESCRIPTION

The subjects comprise a clear, level, storage yard with security gates, fencing and hardcore surfacing.

SITE AREA

The property extends to 0.12 hectares (0.3 acres) or thereby



RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the Valuation Roll at:

Rateable Value - £8,700.

The rates liability is estimated at £4,333 for the financial year 2025/2026, however rates relief of up to 100% will be available to qualifying occupiers under current legislation via the Small Business Bonus Scheme.

RENT

£9,600 per annum (excluding VAT).

LEASE TERM

The lease term is negotiable.

VAT

VAT will be charged.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and Registration dues.

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk



Gerry McCluskey

g.mccluskey@shepherd.co.uk

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.

shepherd.co.uk