

TO LET

Modern Warehouse Premises

Gross Area
473 sq. m. (5,090 sq. ft)

Eaves 7.5 m.

Good mix of warehouse and office accommodation.

Surfaced yard and car parking.

Prominent commercial trading estate location.

Asking rent - £30,000 per annum.



VIDEO TOUR



WHAT 3 WORDS

UNIT 9, TOM JOHNSTON ROAD, WEST PITKERRO INDUSTRIAL ESTATE, DUNDEE, DD4 8XD

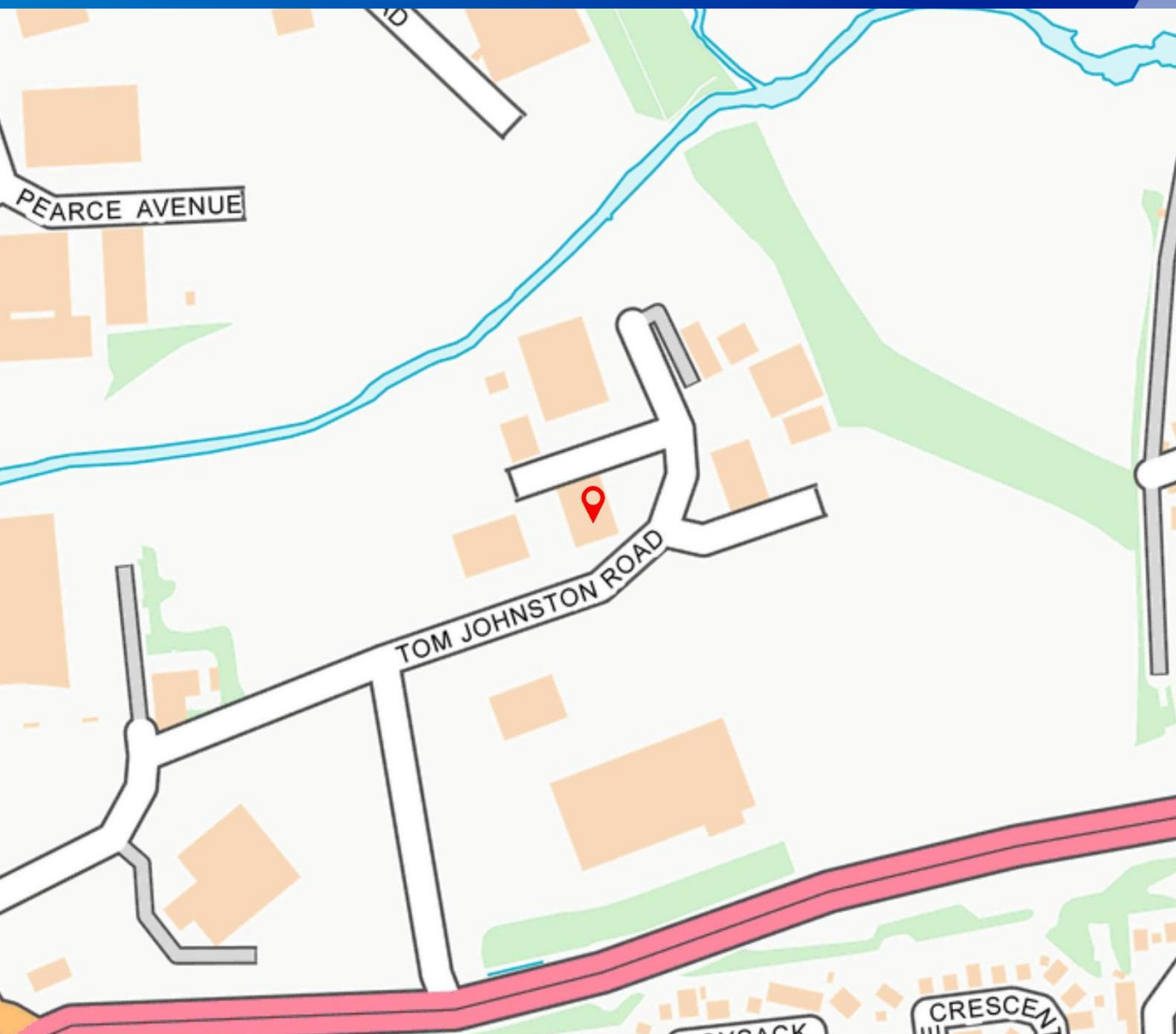
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Location

UNIT 9, TOM JOHNSTON ROAD, WEST PITKERRO INDUSTRIAL ESTATE, DUNDEE, DD4 8XD



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.

West Pitkerro Industrial Estate situate on the eastern fringe of Dundee and is classed as one of the city's principal economic development areas. The estate is situated adjacent to the A90 coastal road and provides good access for the local and national road network.

Tom Johnston Road is the principal road running through the southmost section of the estate and the subjects are positioned towards the eastern boundary.

Description



FIND ON GOOGLE MAPS



Description

UNIT 9, TOM JOHNSTON ROAD, WEST PITKERRO INDUSTRIAL ESTATE, DUNDEE, DD4 8XD



The subjects comprise a modern semi-detached warehouse unit of steel portal frame construction with concrete block infill and profile metal sheet clad walls externally.

The roof over is pitched and clad in profile metal sheeting.

The property benefits from an aluminium glazed frontage with twelve car parking spaces to the front and a concrete surfaced service yard to the rear secured by steel perimeter fencing.

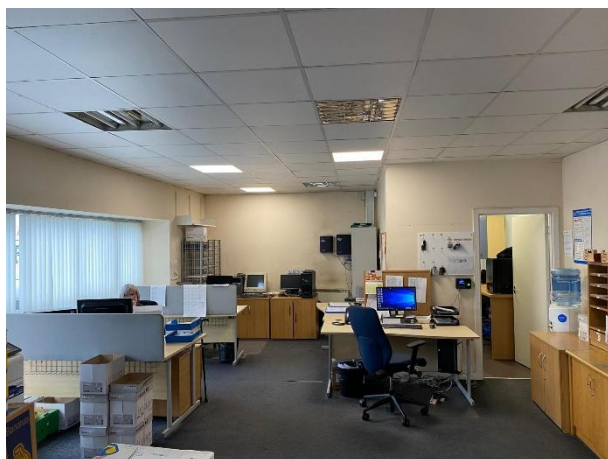
Internally the accommodation comprises open plan office space with associated W.C. facilities and rear warehouse with an eaves height of 7.5 m.

In addition, there is mezzanine storage accommodation.

Accommodation

| | m ² | ft ² |
|--------------|----------------|-----------------|
| OFFICE | 114 | 1,227 |
| WAREHOUSE | 359 | 3,863 |
| TOTAL | 473 | 5,090 |

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 in the region of £30,000 per annum, for a negotiable period of time.

Rateable Value

£37,500.

Energy Performance Certificate

Awaiting further details.

VAT

The property is elected for VAT. All figures quoted are exclusive of VAT.

Legal Costs

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

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. PUBLICATION DATE NOVEMBER 2025

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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