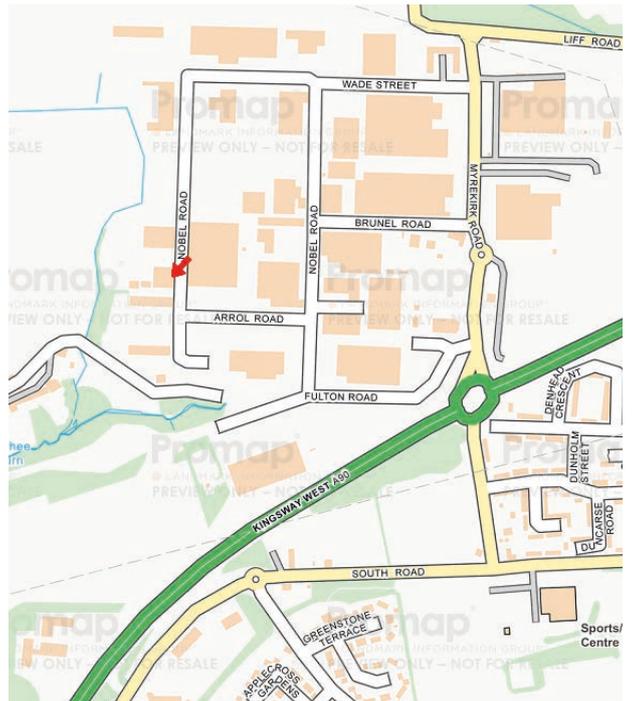
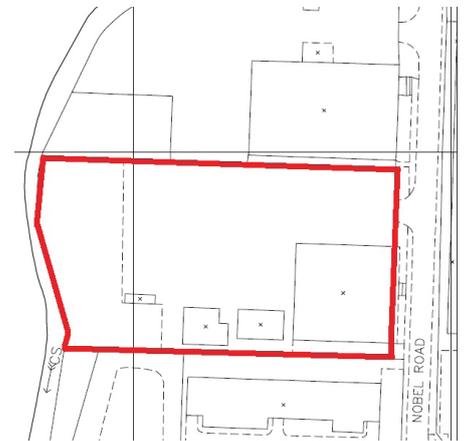




## Unit 8 Nobel Road, Wester Gourdie Industrial Estate, Dundee, DD2 4UH

- Building extends to 920 sq. m. / 9,903 sq. ft.
- Site extends to 1.65 acres or thereby
- Established industrial location
- Will suit variety of industrial uses / may sub divide
- Offers invited





## LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast. Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront, centred around The V&A Dundee, Scotland's first design museum, which has recently opened.

The subjects are located on Nobel Road at the western boundary of the Wester Gourdie Industrial Estate, adjacent to the Kingsway (A90) outer ring road and approximately 3.5 miles north west of Dundee city centre.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a detached industrial unit of steel portal frame construction, clad primarily with box profile sheeting.

The subjects sit in an extensive concrete surfaced yard/car parking area with further expansion ground to the west.

Internally, the main unit has been divided to provide attractive office accommodation along the east elevation of the building, accessed directly from Nobel Road, through a central access door. There is also male and female toilet facilities within this area.

This area provides access into the industrial part of the building which will be in tenants shell condition, ready for occupation. A large roller door provides vehicle access from the northern elevation with a further two smaller roller doors at the rear. The unit benefits from a minimum eaves height of 3.75m and maximum of 6m.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition to arrive at the gross internal floor area as follows;

Main Building  
920 sq. m. / 9,903 sq. ft.

Total Site  
0.67 hectares / 1.65 acres or thereby

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a rateable value of £39,200. The unified business rate for the Financial Year 2022/2023 is 49p exclusive of water and sewerage rates.

## TERMS

Lease terms are negotiable depending on occupier's requirements.

Alternatively, our clients would consider the sale of the property on terms to be agreed.

Further details on lease terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.

## EPC RATING

To follow

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

## To arrange a viewing contact:



**Grant Robertson**  
Associate  
grant.robertson@g-s.co.uk  
01382 200064



**Euan Roger**  
Graduate Surveyor  
euan.Roger@g-s.co.uk  
01382 200 064

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: May 2022