

TO LET

Modern Warehouse Premises

Gross Area

473 sq. m. (5,090 sq. ft) plus

Mezzanine

Eaves 7.5 m.

Good mix of warehouse and office accommodation.

Surfaced yard and car parking.

Prominent commercial trading estate location.

Asking rent - £35,000 per annum.



VIDEO TOUR



WHAT 3 WORDS

UNIT 7B, TOM JOHNSTON ROAD, WEST PITKERRO INDUSTRIAL ESTATE, DUNDEE, DD4 8XD

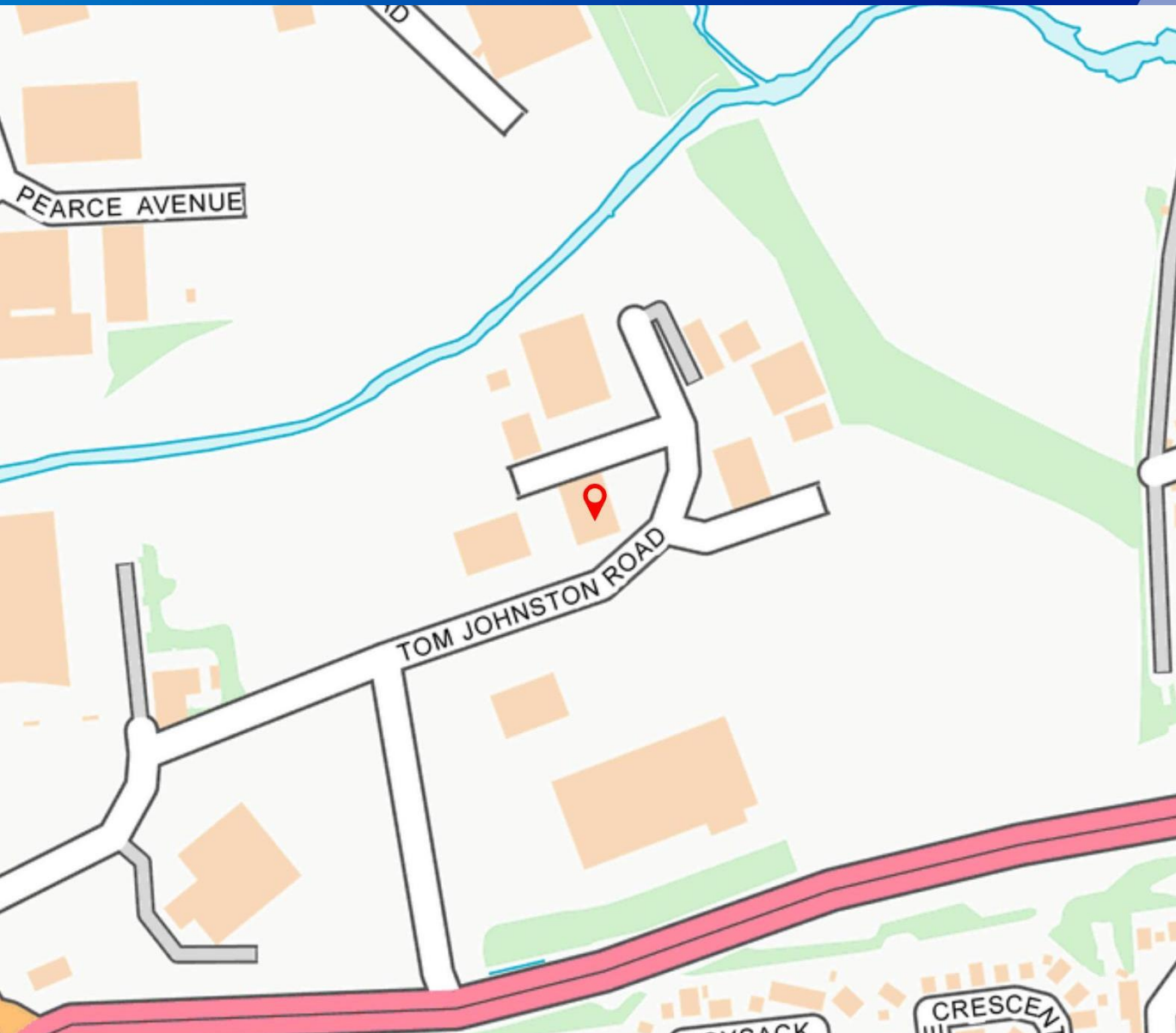
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Location

UNIT 7B, 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.

Surrounding properties are of a similar nature and neighbouring occupiers include Curr & Dewar, Les Turriff Ltd and GA Engineering to name a few.

At the entrance to the development there is a Sainsbury's supermarket and KFC Restaurant/Drive Thru'. A new Aldi supermarket was recently opened nearby off Tom Johnston Road.

Description

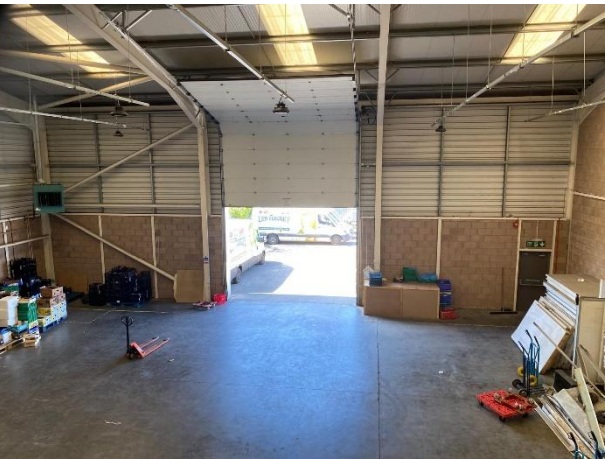


FIND ON GOOGLE MAPS



Description

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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
Ground Floor	473	5,090
Mezzanine	182	1,959
TOTAL	655	7,049

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 £35,000 per annum.

Rateable Value

£31,500.

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.



Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

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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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