



FOR SALE

Block 25 Units 1&2 Kilspindie Road, Dunsinane Industrial Estate, Dundee, DD2 3QH

**Warehouse & Industrial, Trade Counter /
Showroom
5,373 sq ft**

MODERN WAREHOUSE & OFFICE
ACCOMMODATION

- ESTABLISHED INDUSTRIAL LOCATION
- CLOSE TO KINGSWAY (A90)
- SECURE SITE & CAR PARKING
- SUITABLE FOR TRADE COUNTER USE
- OFFERS OVER £235,000 INVITED

Location

The property is located on the east side of Kilspindie Road within the well-established Dunsinane Industrial Estate, approximately 3 miles north-west of Dundee city centre.

Dunsinane Industrial Estate is one of Dundee's longest established industrial locations and is home to a wide range of occupiers including Peter Vardy, Dundee Audi, John Weir Mercedes, Booker Cash & Carry, Hancocks Cash & Carry, Plumbstore and Jarvie Plant Hire.

It is well located for access to the Kingsway, which is Dundee's ring road and part of the A90 Aberdeen to Edinburgh trunk road.

Description

The subjects comprise a terraced warehouse/workshop unit with single storey office, trade counter and toilet block to the front.

The premises are of steel frame construction with a solid concrete floor and block walls under a corrugated insulated asbestos mono-pitched roof internal clad with aluminium sheets. Lighting is by means of suspended fluorescent strips which supplement approximately 10% natural roof lighting panels. The wallhead height is approximately 5.15 metres to the front and approximately 3.6 metres to the rear, there is gas blower heater in the warehouse/workshop area, an electrically operated roller shutter door and a three phase electricity supply.

The office and toilet block to the front is of brick construction, rendered externally, with solid concrete flooring and a flat felt roof. Walls are plaster on hard lined internally and there are both double glazed and single glazed metal framed windows.

The external yard and parking to the front is tarmac surfaced and bound by a pallisade fence.

Availability

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the Gross Internal Area to be as follows:-

Floor	Sq.m.	Sq.ft.
Ground	499.12	5,373

Legal Costs

Each party will be responsible for their own legal costs in connection with the above transaction, with the purchaser being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

Viewing

Strictly by appointment through the sole selling agents.

Business Rates

Rates Payable: £10,718 per annum

(based upon Rateable Value: £23,000 and UBR: 46.6p)

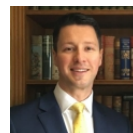
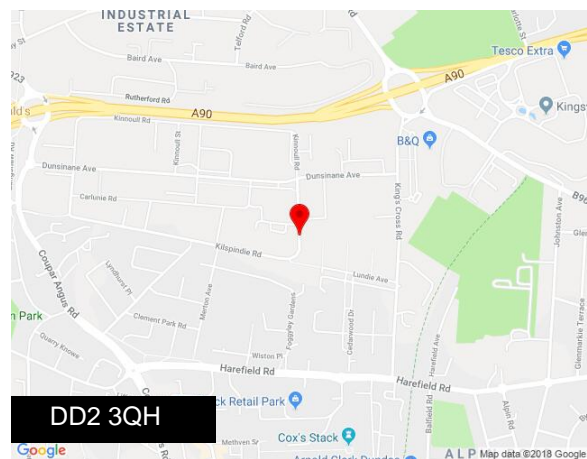
Any new occupier will have the right to appeal this rating assessment.

Freehold Price

Offers over £235,000 + VAT

Energy Performance Rating

Available upon request.



Adam Hutcheson

01382 225517

07818 787874

adam@westportproperty.co.uk



Fergus McDonald

01382 225517

07900 474 406

fergus@westportproperty.co.uk

Please read carefully: 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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Date: 22/10/2018

