



WESTPORT
PROPERTY
CHARTERED SURVEYORS

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)

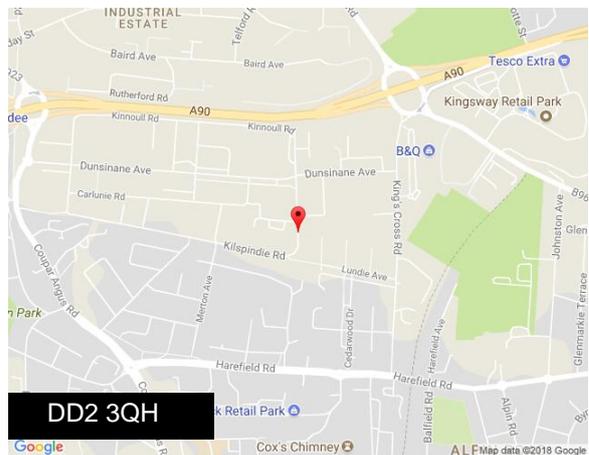
Any new occupier will have the right to appeal this rating assessment.

Freehold Price

Offers over £235,000 + VAT

Energy Performance Rating

Available upon request.



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