



FOR SALE, TO LET

Block 6, Arrol Road, Dundee, DD2 4TH

Warehouse & Industrial
45,296 sq ft

Substantial Warehouse & Office on Established
Business Location

- CAPABLE OF SUB-DIVISION
- 4.5 METRE EAVES
- SECURE SITE
- SURFACED YARD SPACE

Location

The property is located approximately 4 miles north-west of Dundee city centre, on the corner of Arrol Road and Nobel Road, within Wester Gourdie Industrial Estate.

Wester Gourdie Industrial Estate is one of the city of Dundee's longest established industrial estates. The estate has easy access to the Kingsway, which forms part of Dundee's outer ring road, and therefore the subjects have easy access to main arterial routes and the trunk road network.

Description

The property comprises a substantial three bay warehouse with a two storey office block.

The warehouse accommodation is of steel portal frame construction under an insulated pitched roof and with concrete slab floor. Internally they have an eaves height of 4.5 metres, lighting provided by sodium fittings supplemented by translucent roof panels, and a gas blower heating system.

Access to the warehouse is provided from both Nobel Road and Arrol Road via two roller shutter doors.

The office block is of brick construction and provides a mixture of cellular and open plan accommodation which benefits from fluorescent strip and CAT 5 lighting, CAT 5 cabling, suspended ceilings and perimeter trunking.

The accommodation has been partly sub-divided to provide a self contained warehouse and office accessed from Arrol Road.

The site is well fenced and secure, with an area of surfaced yard space.

Availability

Description	Sq m	Sq ft
Warehouse	2,630	28,310
Office	800	8,611
Self- Contained Warehouse	778	8,375
Total	4,208	45,296

Terms

Our clients are seeking to let the property on full repairing and insuring terms for a term to be agreed. Alternatively our clients invite offers for the heritable proprietors interest.

Further information is available from the sole marketing agents.

Viewing

Strictly by appointment by the sole agents.

Business Rates

Rates Payable: £57,318 per annum

(based upon Rateable Value: £123,000 and UBR: 46.6p)

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

Rent

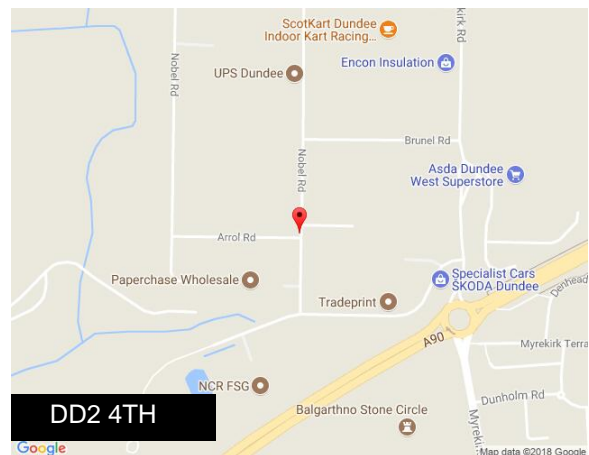
Rent on application

Freehold Price

Price on application

Energy Performance Rating

This property has been graded as 49 (D).



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: 16/12/2018