WESTPORT PROPERTY
CHARTERED SURVEYORS

"We know Dundee, Dundee knows us"

RICS

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

RICS
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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 fitments 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 cellualr and open plan accommodation which benefits from flourescent strip and CAT s 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 avaiable 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

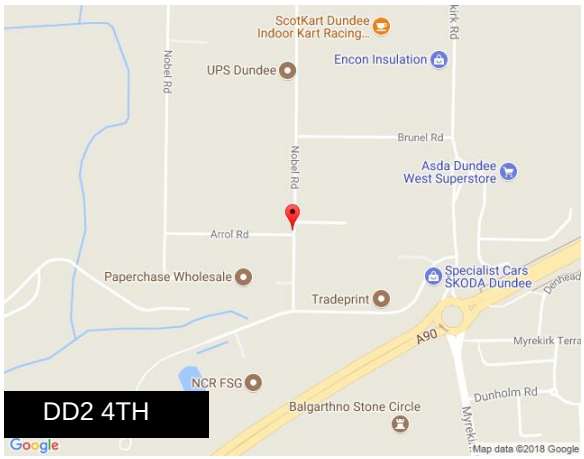
Rent on application

Freehold Price

Price on application

Energy Performance Rating

This property has been graded as 49 (D).



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Date: 15/10/2018