

On the instruction of:

Arnold Clark



MODERN WORKSHOP AND SERVICE FACILITY

MAIN ROAD LOCATION | HIGH BAY BUILDING | EXTENDS TO 30,942 FT² | SITE AREA: 1.56 ACRES

RENT: £100,000 PER ANNUM

TO LET

Service Centre, East Dock Street, Dundee, DD1 3HA

CONTACT: Shepherd Chartered Surveyors, 13 Albert Square, Dundee, DD1 1XA

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LOCATION

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 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.

The subjects are prominently located on the south side of East Dock Street with a substantial frontage this major arterial route.

There is vehicular access from East Dock Street and from a secondary access roadway linking East Dock Street and Camperdown Street (shared with Halfords Tyre & Exhaust Centre).

The Gallagher Retail Park and City Quay developments are located immediately adjacent and the proposed site for Eden Project Dundee is situated opposite.

DESCRIPTION

The subjects comprise a modern workshop and service facility with reception and offices.

There is a large tarmac forecourt/yard area providing surface parking for more than 100 vehicles.

The main building is entered via a two-storey reception and admin facility leading into a large high bay garage workshop with typical paint booths, parts storage, and welfare accommodation. This building is of steel frame construction with brick infill panels and asbestos and metal claddings, under a steel frame roof overlaid with metal sheets incorporating translucent panels for natural daylight provision. The working height at the eaves is circa 4.85 m rising to circa 8.00 m at the apex. The main workshop door is 3.4 m wide and 4.8 m high.

The Service and MOT building is also of steel frame construction with brick infill panels and steel claddings to walls and roof. There are four roller doors, some 3.57 m wide and 4.17 m high.

There is a separate Wash Bay which is also of steel frame construction with single skim profile sheet claddings to walls and roof.

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THE SITE

Vehicular access is taken from East Dock Street and from the side road linking into Camperdown Street, via barrier-controlled entrances.

The undeveloped parts of the site are in the main surfaced with tarmac.

The site extends in total to 1.56 acres (0.63 hectares) or thereby.

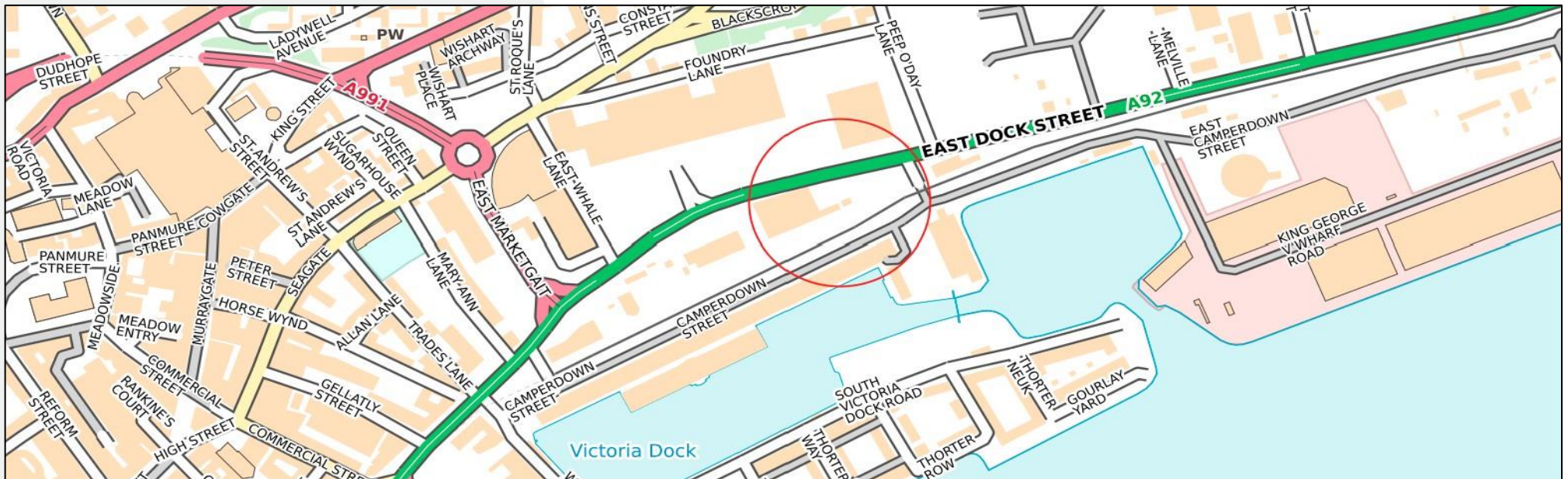
The overall site boundaries are indicatively demarcated in red on the site plan overleaf.

The main East Coast railway line runs along the rear of the property.

RATEABLE VALUE

The property is currently listed on the Assessor's Valuation Roll as follows:

Showroom: NAV/RV: £75,400.



ACCOMMODATION

The accommodation and approximate floor areas are summarised within the table below:-

Accommodation	m ²	ft ²
Reception, Offices, W.C. and Kitchen Facilities, Workshop, Parts Storage and Staff Welfare Facilities.	2,624.13	28,246
Service and MOT building	185.70	1,999
Wash Bay	64.80	697
Total:	2,874.63	30,942

EPC

The property has an EPC rating of Band "tbc".

A copy of the EPC and Recommendation Report can be provided once completed.

PLANNING

Currently operating as a Service Centre and Workshop the property would suit a range of alternative uses, subject to Planning Permission.

LEASE

The property is available "To Let" on FRI lease terms. We are seeking a minimum rental of £100,000 per annum, exclusive of VAT.

VAT

VAT will apply to any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant/purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

INDICATIVE SITE BOUNDARY











For further information or viewing arrangements please contact the agents:

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