

7.3 ACRES REMAINING



DEVELOPMENT

FREEHOLD – LEASEHOLD

**HIGH PROFILE
DEVELOPMENT OPPORTUNITY**
7.3 ACRE CLEARED SITE = WHOLE OR IN PART
A90 TRUNK ROAD FRONTAGE
DESIGN + BUILD OPPORTUNITIES
2 X 5,000 SQ FT UNITS

Baird Avenue
Dryburgh Industrial Estate
Dundee, DD2 3TN

A development by Clowes Developments (Scotland) Limited
Part of CWC Group



Location

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London Stansted. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station. The subjects themselves are situated on the north side of Baird Avenue in the well established Dryburgh Industrial Estate, to the north of Dundee City Centre and Kingsway outer ringroad. Baird Avenue forms the main internal road for the Estate and contains a mix of both national and local businesses. There are a significant number of national trade counter occupiers within the estate.

Description

High profile development opportunity with extensive frontage to the A90/Kingsway, Dundee's outer ring road and the direct link to Aberdeen, (65 miles), Edinburgh (60 miles) and Glasgow (95 miles). The site sits within Dryburgh Industrial Estate, the city's prime trade counter location with occupiers including Howdens, HSS Hire, William Wilson and BSS. Other occupiers include John Clark BMW, Specialist Cars Nissan and Royal Mail.

Opportunity

The cleared site extends to 7.3 acres / 2.95 hectares or thereby and is suitable for a wide range of commercial uses, subject to the receipt of planning consent. The area is zoned for Uses Classes 4, 5 and 6 but consideration will be given to complementing alternate users. Design and Build opportunities on a freehold or leasehold basis will be considered along with land sales. Fully refurbished 5,000 sqft/ 465 sqm industrial units will be available with 8m eaves.

Enquiries

For further information on viewing arrangements, please contact the sole agent quoting reference AWD:

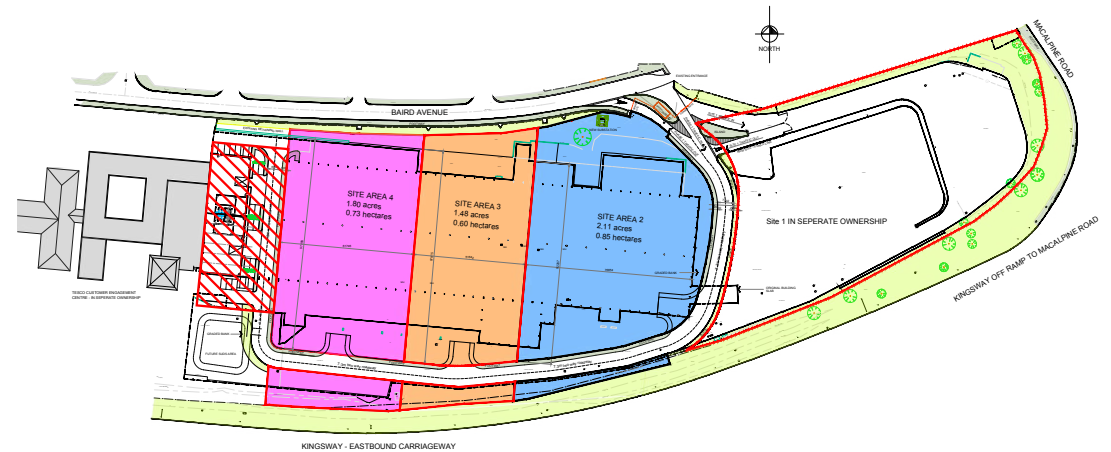
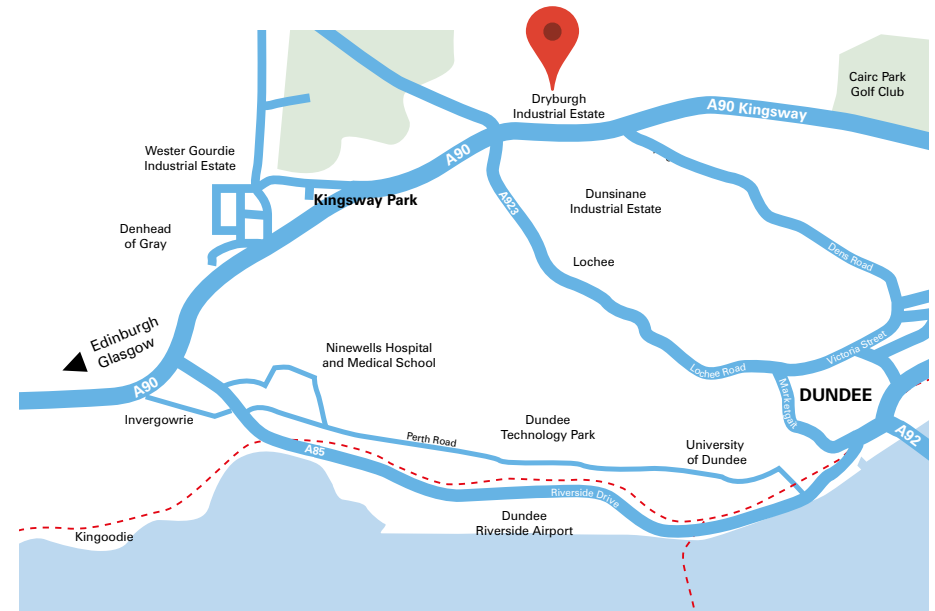
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