

DUNSINANE PARK, KILSPINDIE ROAD DUNDEE, DD2 3JP

- MODERN INDUSTRIAL UNIT
- TRADE COUNTER OPPORTUNITY
- GLAZED RECEPTION FRONTAGES
- JUST OFF A923 KINGSWAY JUNCTION
- LAST REMAINING UNIT OF C.5,048 SQ FT



LOCATION:

Dundee is the fourth largest city in Scotland with a population of around 148,000. The city is positioned on Scotland's east coast approximately 80 miles north east of Glasgow, 56 miles north of Edinburgh and 66 miles south of Aberdeen.

Dunsinane Park itself is situated on Kilspondie Road, around 3 miles north west of Dundee City Centre, within the boundaries of Dunsinane Industrial Estate. Access to the national road network can be gained via the Kingsway (A90) which is within close proximity.

DESCRIPTION:

Dunsinane Park consists of two terraces of modern industrial units with trade counter potential situated adjacent to each other.

The specification includes:

- Secure site area
- Dedicated yard and car parking
- Profile metal cladding
- Translucent roof panels
- Electrically operated vehicle access door
- Glazed reception frontage
- 6m eaves
- Concrete floor
- 3 phase electricity supply



LEASE TERMS / RENT:

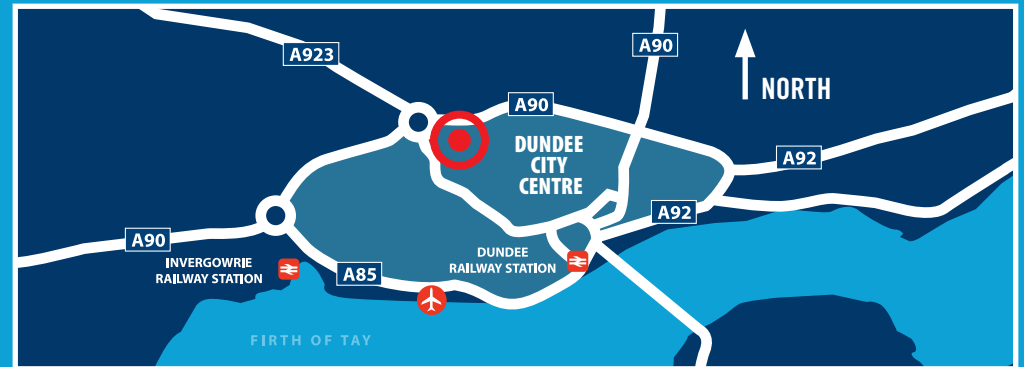
Available on request from the sole letting agents.

VAT:

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for its own legal costs incurred in any transaction. The ingoing tenant will be responsible for any LBTT, Registration Dues and VAT thereon.



VIEWINGS AND FURTHER INFORMATION:

Strictly by prior appointment with the joint letting agents:



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