



## Dykes Of Gray, Dundee, DD2 5JY

- Commercial accommodation within established residential development
- Located within Dundee's western edge
- Ideal for owner occupiers or investors
- Offices N.I.A — 86.29 sq.m / 929 sq.ft

## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of approximately 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retail and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within a 90 minutes drive time.

The subjects are situated within Dykes of Gray, a new and vibrant village to the west of Dundee City centre which has been developed by Springfield Properties.

The larger development is situated within close proximity of the Swallow roundabout lying some 8 miles to the west of Dundee City centre and adjacent to the A90/Kingsway.

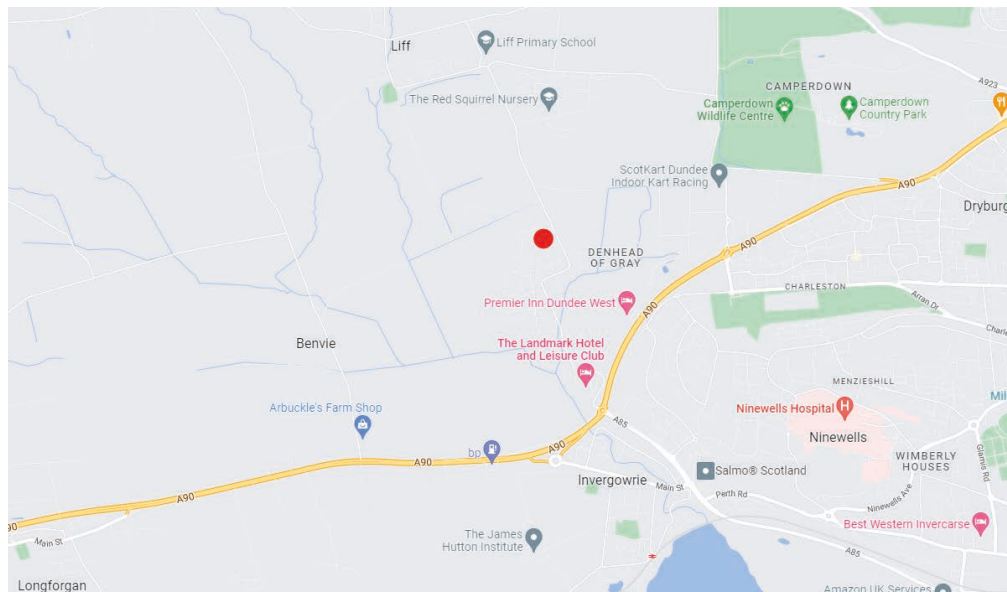
Immediate and surrounding property is predominantly residential in nature.

The approximate location of the subjects is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground floor office building of modern construction. The property occupies a prominent corner site.

Internally the property is in shell condition ready for a tenants fit out.



## ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Area:

Address	Size (SQ.M)	Size (SQ.FT)
Ground	86.29	929

## TERMS/PRICE

The subjects will be available To Let on Full Repairing and Insuring Terms. Further information from the Sole Letting Agents.

Alternatively the property is available for sale at offers over £110,000.

## EPC

Available on request.

## RATEABLE VALUE

The subjects will be assessed upon occupation.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



**Murray Watson**  
murray.watson@g-s.co.uk  
01382 200 064



**Garth Davison**  
garth.davison@g-s.co.uk  
01382 200 064

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. 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. Graham + Sibbald 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. Graham + Sibbald 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 Purchaser/Tenants.
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6. Date of Publication: April 2022