

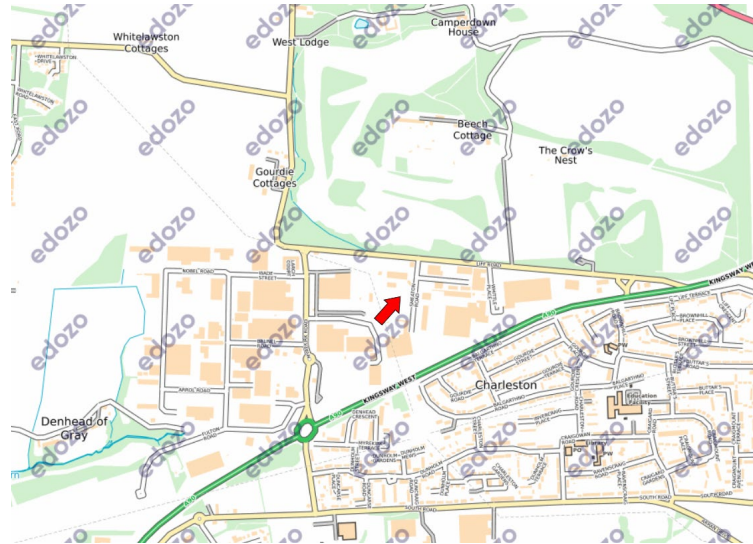
TO LET  
YARD

GRAHAM  
SIBBALD



Smeaton Road, Dundee, DD2 3SN

- Located within Wester Gourdie Industrial Estate
- Strategic and Prominent Position
- Excellent Access to Kingsway A90
- 3 Secure Yards
- Extends as a whole to 2.28 acres



## 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.

More precisely, the subjects are located on Smeaton Road, on the edge of the Wester Gourdie Industrial Estate. Wester Gourdie is an established industrial/commercial area situated on the western boundary of the city. The estate benefits from excellent road links to the Kingsway outer ring road and Scotland's motorway network. The immediate and surrounding is home to a variety of national and local operators.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise 3 separate yards within a popular and established industrial location. Each yard is accessed directly from Smeaton Road and benefits from secure fencing and large double leaf metal gates.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Description	Size (Acres)
Yard 1	1.02
Yard 2	0.53
Yard 3	0.73

## RATEABLE VALUE

All information regarding the subjects Rateable Values can be found by visiting [www.saa.gov.uk](http://www.saa.gov.uk)

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

## TERMS

The subjects are available To Let. Further information in this regard is available from the Sole Letting Agents.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



**Andrew Dandie**  
Partner  
01382 200064  
[Andrew.Dandie@g-s.co.uk](mailto:Andrew.Dandie@g-s.co.uk)



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## 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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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2023