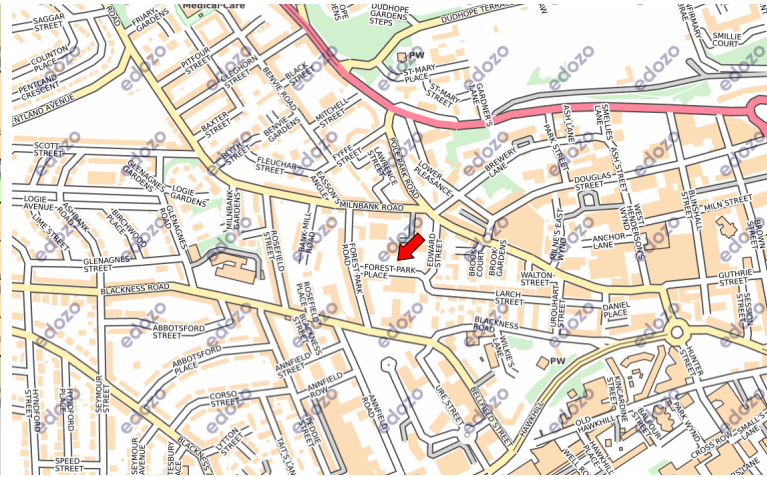
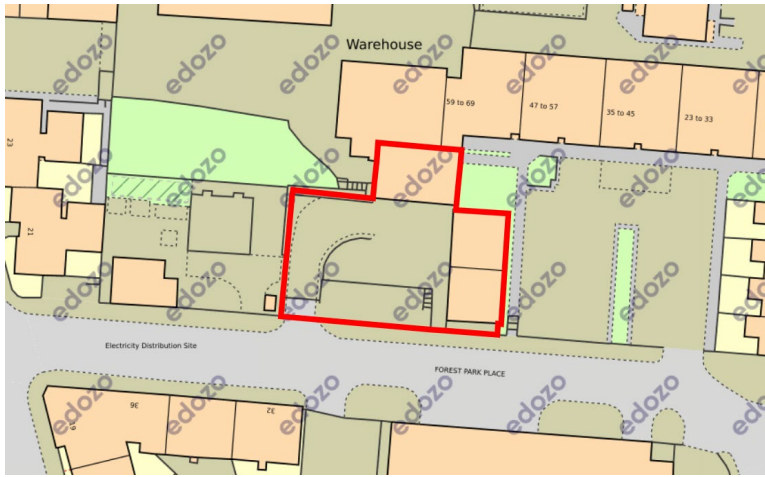




**Units 1, 2 and 3, Edward Street Mill
Forest Park Place, Dundee, DD1 5NT**

- Compact Warehouse and Office Accommodation
- Self-Contained Access/Circulation Space
- Possible Development Opportunity — subject to consents
- May Suit Residential Development / Student Accommodation
- Extends to 409.63 sq.m. / 4,409 sq.ft.



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 90% of the country's population within 90 minutes' drive time.

The subjects are located on the periphery of the Blackness Industrial Estate approximately 1 mile to the west of Dundee city centre. The industrial estate comprises a number of converted mill buildings and is within close proximity of Marketgait inner ringroad and Lochee Road which connects the city centre with the Kingsway outer ringroad.

The approximate location is shown by the OS Plan.

DESCRIPTION

The site comprises two detached buildings, incorporating office and industrial accommodation.

Units 1+2 are of concrete block and stone wall construction externally rendered in part with concrete floors and pitched slate roof.

Internally, units 1+2 provide flexible open plan industrial space including WC's and mezzanine storage.

Unit 3 is of traditional construction with stone walls and suspended timber floors under a pitched slate clad roof.

Internally, unit 3 provides office and storage accommodation over ground lower ground floors, predominately open plan with 2 cellular offices, kitchen and WC facilities.

Within the yard, there is a brick block single storey storage building which benefits from being externally secured and covered. The property benefits from private parking on Forest Park Place.

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:

UNIT	SIZE (SQ.M)	SIZE (SQ.FT)
Unit 1+2 (Industrial)	162.09	1,745
Unit 3 (Office)	247.54	2,664
Total	409.63	4,409

RATEABLE VALUE

The subjects have a Net and Rateable Value of:

Unit 1+2 - £8,300
Unit 3 - £8,900

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates. Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

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.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

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

To arrange a viewing please contact:



Grant Robertson

Director

07900 265516

Grant.Robertson@g-s.co.uk



Charles Clark

Graduate Surveyor

07423 693461

Charles.Clark@g-s.co.uk

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2024