

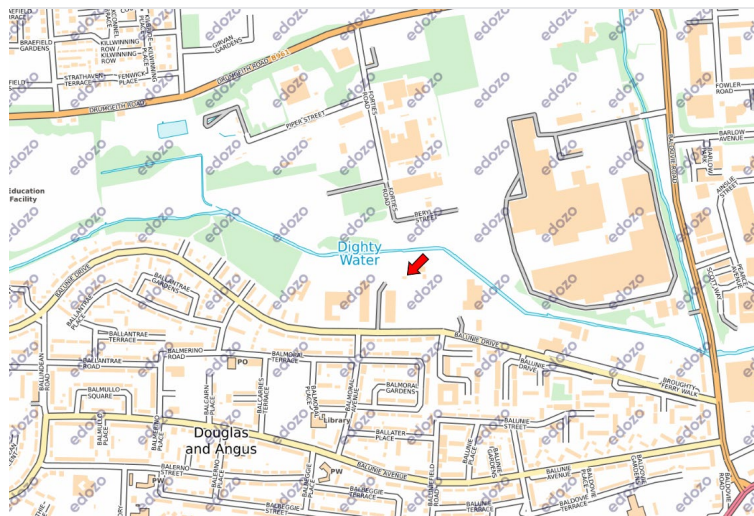
# FOR SALE / MAY LET

DEPOT



Baluniefield Trading Estate  
Balunie Drive  
Dundee  
DD4 8UT

- Established Industrial Location
- Extensive Yard and Car Parking
- Close Proximity to A92 and Kingsway
- Warehouse extends to 281.30 sq.m. / 3,028 sq.ft.
- Site extends to 1.7 acres



## 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 within Baluniefield Trading Estate, a multi let industrial estate contained within a large, secure yard. The estate is within close proximity to both the A92 Dundee to Arbroath road and the Kingsway, Dundee's outer ringroad.

More precisely, the subjects are accessed via a secure gate at the north side of the Baluniefield Trading Estate.

Surrounding occupiers include national companies such as Howdens, Sunbelt Rental and UK Greentech.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a standalone steel portal frame industrial unit and a standalone office block.

Internally the unit provides industrial space. The accommodation may suit a variety of industrial, storage or trade counter operations. The office comprises individual rooms, reception and WC.

The subjects benefit from a large secure yard with the site extending to 1.7 acres or thereby. The yard is partly concrete surfaced and partly hard standing.

## 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 (SQ.M)	SIZE (SQ.FT)
Warehouse	281.30	3,028
Office	62.17	669

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £43,000.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

## 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 in the region of £400,000. Alternatively, there may be an opportunity for the subjects to be let. All disposal information 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:



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## 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.
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6. Date of Publication: December 2023