

TO LET
INDUSTRIAL/GYMNASIUM



Unit 2a 6 North Isla Street
Dundee
DD3 7JQ

- Workshop/Storage Premises
- 234.24SQ.M. (2,500 SQ.FT.)
- Located within Tay FM Complex
- Excellent Links to City Centre and Kingsway

LOCATION

Dundee is Scotlands 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 themselves are located on North Isla Street, within the Radio Tay Complex, approximately 1 mile north of Dundee City Centre. The subjects lie in the close vicinity of the Kingsway, Dundees outer ring-road, which provides excellent links to Scotlands main motorway network via the A90/M90

DESCRIPTION

The subjects comprise a substantial end terraced industrial unit of solid stone construction under a pitched timber truss roof overlaid in traditional slate.

The subjects are accessed by a large electrical vehicle access door or alternatively by a pedestrian door also secured by a roller shutter. Internally the premises provide open plan workshop space and benefits from a clear eaves height of approximately 7.56m. Illumination is provided by way of strip lighting and there is also a single WC. There is car parking available immediately to the front of the premises.

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code



of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

Unit	Sq.m.	Sq.ft
Ground Floor	232.24	2,500

RATEABLE VALUE

The subjects have a Net and Rateable Value of £6,500

The unified business rate for the year 2023/2024 is 49.9p exclusive of water and sewerage rates.

TERMS

The subjects are available To Let at rent in the region of £15,000 per annum.

It is anticipated that the lease will be structured on standard commercial terms for a period to be negotiated.

LEGAL COSTS + VAT

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

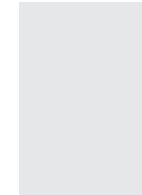
EPC

Available on request

To arrange a viewing please contact:



Grant Robertson
Director
07900 265516
Grant.Robertson@g-s.co.uk



James Hamilton
Property Agent
07803 896938
james.hamilton@g-s.co.uk

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