



Phase 3 - Broughty Ferry Trade Park, 10 Tom Johnston Road, Dundee, DD4 8XR
PROPOSED INDUSTRIAL / TRADE COUNTER UNITS - FROM 3,000 SQ FT TO 10,000 SQ FT

Tenure	To Let
Available Size	3,000 to 10,000 sq ft / 278.71 to 929.03 sq m
Business Rates	The subjects will require to be assessed following completion of construction works
EPC Rating	Upon Enquiry

Key Points

- Class 4, 5 & 6 Planning Consent
- Easy access to A92 and motorway network beyond
- Established business location
- Secure site with gated entrance and CCTV.
- Available early 2024

Phase 3 - Broughty Ferry Trade Park, 10 Tom Johnston Road, Dundee, DD4 8XR

Description

Phase 3 of Broughty Ferry Trade Park is anticipated to be completed early 2024 and will be built to a high standard to compliment the existing business park.

The development will comprise a terrace of commercial / industrial units which can be made available together or individually to suit individual tenant requirements.

The development will be access from the existing central access road and will have allocated loading and parking areas situated to the front of the units.

The proposed buildings are set to be of steel portal frame construction and benefit from both vehicle and pedestrian access doors, 3 phase power, a minimum 4 metres eaves height, WC facilities and connectivity to mains power, water and drainage.

The units will be fitted with an intruder alarm system, with a low cost annual maintenance plan. A communal CCTV system provides additional security coverage across the whole estate and a gated entrance provides a safe and secure business premises.

Location

The trade park is located on the south east side of Tom Johnston Road, within the popular West Pitkerro Industrial Estate, approximately 4 miles north east of Dundee city centre.

West Pitkerro Industrial Estate is a well established business location situated to the north of Broughty Ferry. The subjects are easily accessible from Arbroath Road and are well situated for access to main arterial routes.

Viewings

Strictly by appointment with the sole marketing agents.

Terms

POA. The premises are available to lease on a full repairing and insuring basis.

Entry Timescale

On conclusion of legal missives or on a date to be mutually agreed.

VAT

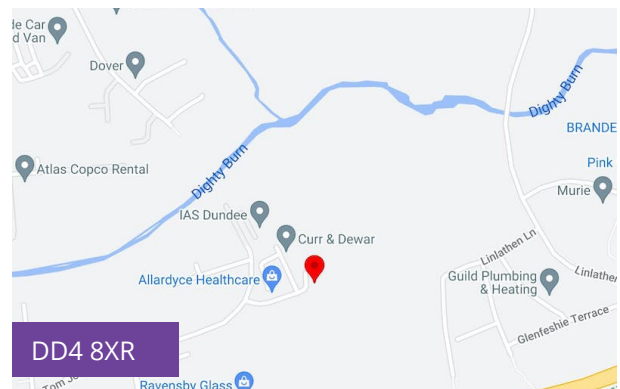
All prices, premiums and rents are subject to VAT at the prevailing rate.

Accommodation

The proposed development will provide units ranging from 3,000 to 10,000 sq ft and can be made separately or together depending on tenant requirements.

Rateable Value

The subjects will need to be assessed following completion of construction works.



Viewing & Further Information



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