



Fowler Road, West Pitkerro Industrial Estate, Dundee, DD5 3RU

HIGH QUALITY INDUSTRIAL / DISTRIBUTION UNIT

Tenure	To Let / For Sale
Available Size	58,653 sq ft / 5,449.04 sq m
Rates Payable	£99,560 per annum <small>Any new occupier will have the right to appeal this rating assessment.</small>
Rateable Value	£190,000
EPC Rating	Upon Enquiry

### Key Points

- POPULAR & ESTABLISHED INDUSTRIAL LOCATION
- CAPABLE OF SUB-DIVISION
- ADJACENT MICHELIN SCOTLAND INNOVATION PARK
- BENEFITS FROM SUSTAINABLE ENERGY SOURCES VIA SOLAR PANELS
- ON SECURE SITE OF 3.4 ACRES
- EXCELLENT TRANSPORT LINKS
- 2 STOREY OFFICE BLOCK

# Fowler Road, West Pitkerro Industrial Estate, Dundee, DD5 3RU

## Description

The subjects comprise a substantial modern industrial facility with adjoining 2 storey office building and detached modern store.

The property sits on a substantial secure site extending to approximately 3.4 acres with car parking and vehicle turning space.

The warehouse is of steel frame construction with insulated metal sheeting under a profile sheet and pitched roof incorporating translucent panels for natural light. Internally there is a concrete floor, 3 phase power (with 750 kVA power capacity) and vehicular access is provided to the unit via four electric roller shutter doors. The minimum eaves height is approximately 6.00m.

A two storey office has been constructed to the side of the warehouse and this provides well presented accommodation with ancillary toilet and staff facilities.

A more recent detached uninsulated unit provides additional storage space.

The premises benefit from the ability to offer a sustainable energy source via solar panels generating in the region of 88,000 kWh.

## Location

The subjects are located in a prominent position fronting on to Baldovie Road, within the West Pitkerro Industrial Estate, and situated approximately 3 miles north east of Dundee city centre.

Surrounding properties are of a similar type with the tenant mix including The Royal Mail, Gillies of Broughty Ferry and Dover Fuelling Solutions as well as a number of established local and regional tenants. Michelin Scotland Innovation Parc, a 32 hectare site and 700,000 sq ft joint venture between Michelin, Scottish Enterprise and Dundee City Council, is situated directly opposite the premises.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

Main Warehouse - 2,695 sq m (29,009 sq ft)

Extension - 1,650 sq m (17,761 sq ft)

Detached Store - 507 sq m (5,457 sq ft)

2 storey office & staff areas - 394 sq m (4,241 sq ft)

Plant Rooms - 203 sq m (2,185 sq ft)

TOTAL - 5,449 SQ M (58,653 SQ FT)

## Rental / Price

Further information on rental options is available from the marketing agents.

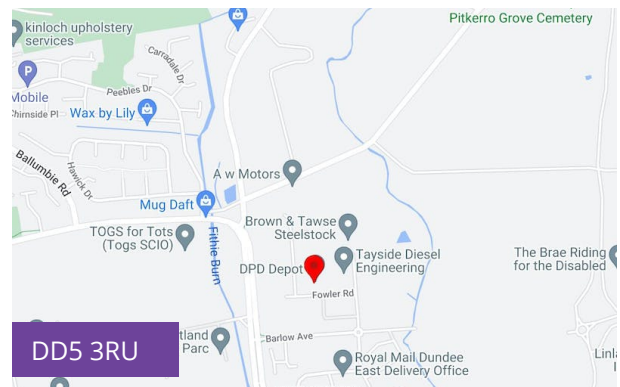
Offers are invited for the heritable proprietor's interest.

## Rateable Value

The property is currently entered in the Valuation Roll with a Rateable Value of £190,000 (i.e. approximately £99,560 payable).

Any new occupier will have a right to appeal this valuation.

## Legal Costs



## Viewing & Further Information



Fergus McDonald

01382 225517 | 07900 474406

fergus@westportproperty.co.uk



Adam Hutchesson

01382 225517 | 07818787874

adam@westportproperty.co.uk

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 15/08/2023

Each party to bear their own legal costs in respect of this transaction.

#### **VAT**

All prices, premiums and rents are quoted exclusive of VAT.

#### **EPC**

Available on request from the marketing agents.

#### **Viewing and Further Information**

Please contact Westport Property on 01382 225 517.