



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

UNITS FROM 4,241 SQ FT UP TO 59,549 SQ FT - COMING SOON

Tenure	To Let
Available Size	4,241 to 59,549 sq ft / 394 to 5,532.28 sq m
Business Rates	The premises would require reassessment for rating purposes following completion of sub-division works.
EPC Rating	Upon Enquiry

Key Points

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

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Description

The subjects comprise a substantial industrial facility which is to be sub-divided to provide 5 modern industrial units and 2 storey office block. It sits on a substantial secure site extending to approximately 3.4 acres with car parking and vehicle turning space.

The warehousing 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 will be provided to each unit via four electric roller shutter doors. The minimum eaves height is approximately 6.00m.

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

The proposed sub-division works will provide the following accommodation:-

- Unit 1 - 900 sq m (9,682 sq ft)
- Unit 2 - 1,633 sq m (17,577 sq ft) - Under Offer
- Unit 3 - 1,007 sq m (10,844 sq ft)
- Unit 4 - 1,091 sq m (11,748 sq ft)
- Unit 5 - 507 sq m (5,457 sq ft)
- Office Block - 394 sq m (4,241 sq ft)

Rental

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

Rateable Value

The property is currently entered in the Valuation Roll with a Rateable Value of £199,250. The property will require to be reassessed for rating purposes following completion of sub-division works.

Legal Costs

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

VAT

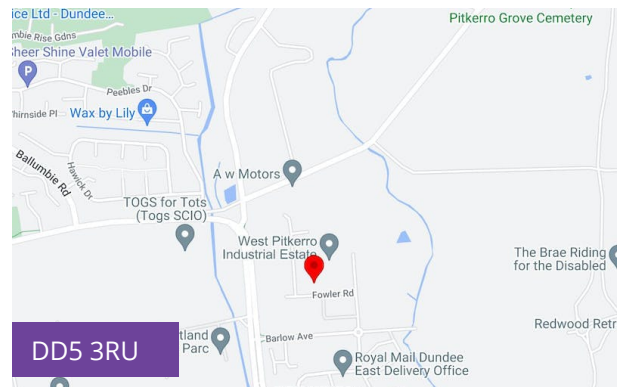
All prices, premiums and rents are quoted exclusive of VAT.

EPC

Available on request from the marketing agents.

Viewing and Further Information

Please contact Westport Property on 01382 225 517.



Viewing & Further Information



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