



FOR SALE - INDUSTRIAL UNIT

11 BRUNEL ROAD
WESTER GOURDIE INDUSTRIAL ESTATE
DUNDEE
DD2 4TG

- 2,171 sq m (23,369 sq ft)
- Office accommodation
- Minimum eaves height 4.32 metres
- Dedicated yard and parking areas

LOCATION:

The city of Dundee has a population in excess of 100,000 and is situated on the north bank of the Firth of Tay approximately 25 miles north east of Perth. Dundee benefits from having a mainline railway station sitting on the East Coast Line with a further rail link to Perth and the Central Scotland network. The city has excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

The subjects are located within the popular Wester Gourdie Industrial Estate that lies to the north west of the city centre. Brunel Road is accessed from Myrekirk Road when accessing the estate from the Myrekirk Roundabout located on the Kingsway (A90). Occupiers in the vicinity include, Scania, Norscot Truck and Van, UPS and Ford Retail Group.

DESCRIPTION:

The subjects comprise an industrial unit of brick construction that benefits from the following specification:

- Attractive reception area
- Office accommodation
- Generous toilet provision
- Electrically operated roller shutter loading door measuring approx. 4.32m wide x 3.67m high
- Minimum eaves height 4.32m
- 3 phase power supply
- Dedicated yard and parking areas

ACCOMMODATION:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Area has been calculated:

2,171 sq m (23,369 sq ft)

RATEABLE VALUE:

The property is currently listed on the Scottish Assessors Association Website as follows:

Rateable Value: £74,500

Further information on rates payments is available at www.saa.gov.uk

SALE TERMS:

Offers in excess of £650,000 plus VAT are invited for the benefit of our client's heritable interest.

EPC:

The subjects have an EPC rating of D (52). A copy of the EPC for the property can be made available on request.

VAT:

All figures quoted are exclusive of VAT.

ENTRY:

By agreement.

VIEWINGS:

Strictly through appointment with the sole marketing agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant/purchaser will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Please contact the sole selling agents:

D M Hall
Shed 26
Unit 34 Camperdown St
Dundee
DD1 3JA

Tel 01382 873 100

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VIEWING:

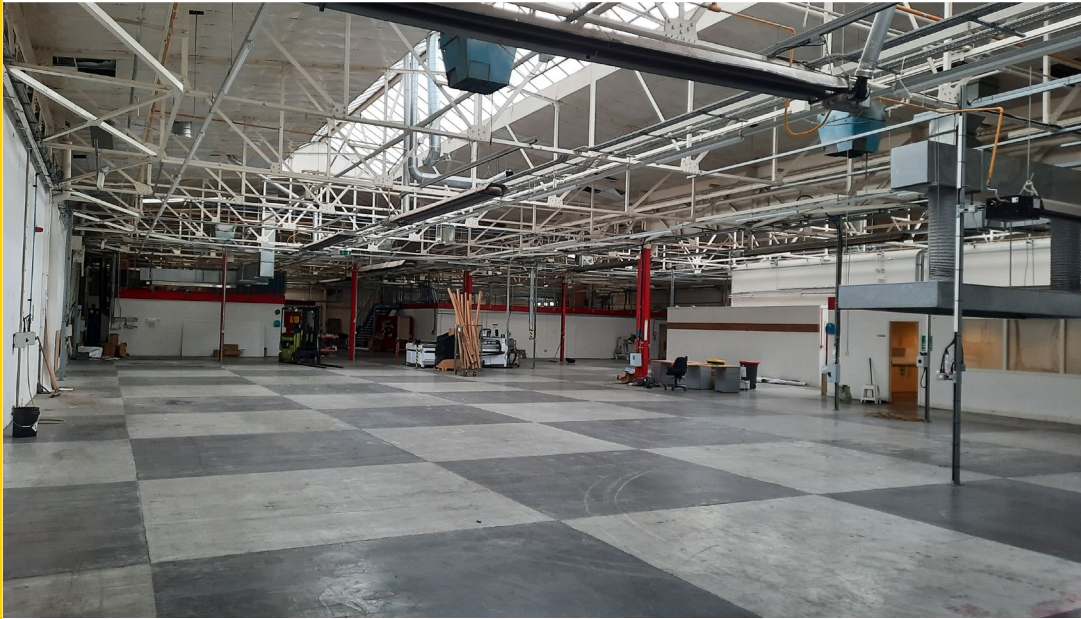
Strictly by arrangement with the agents.

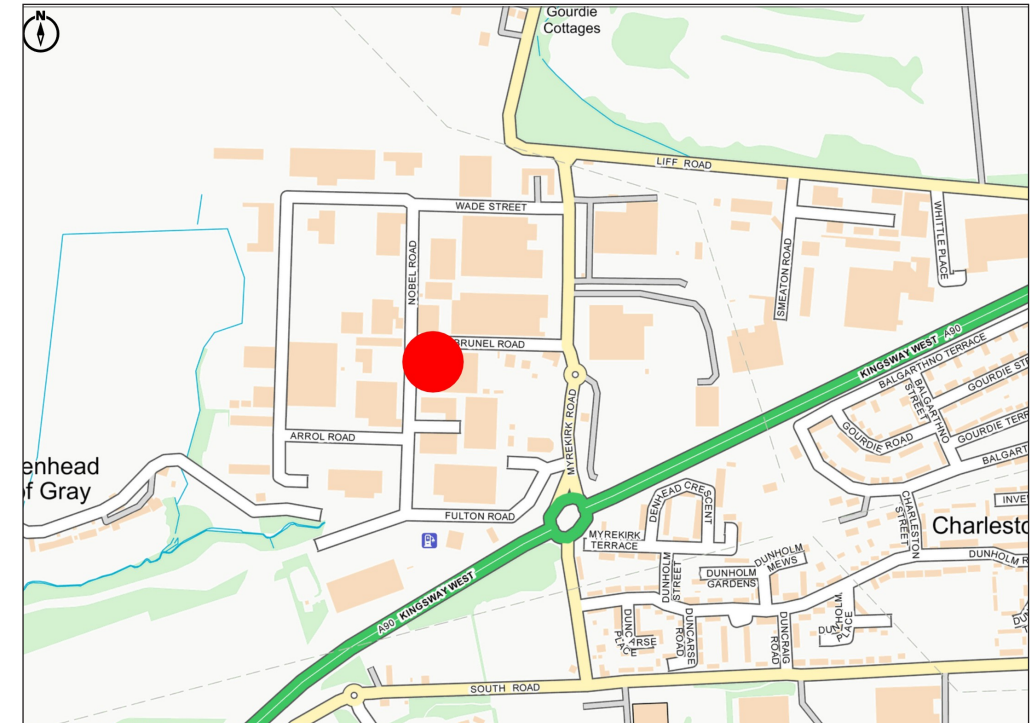
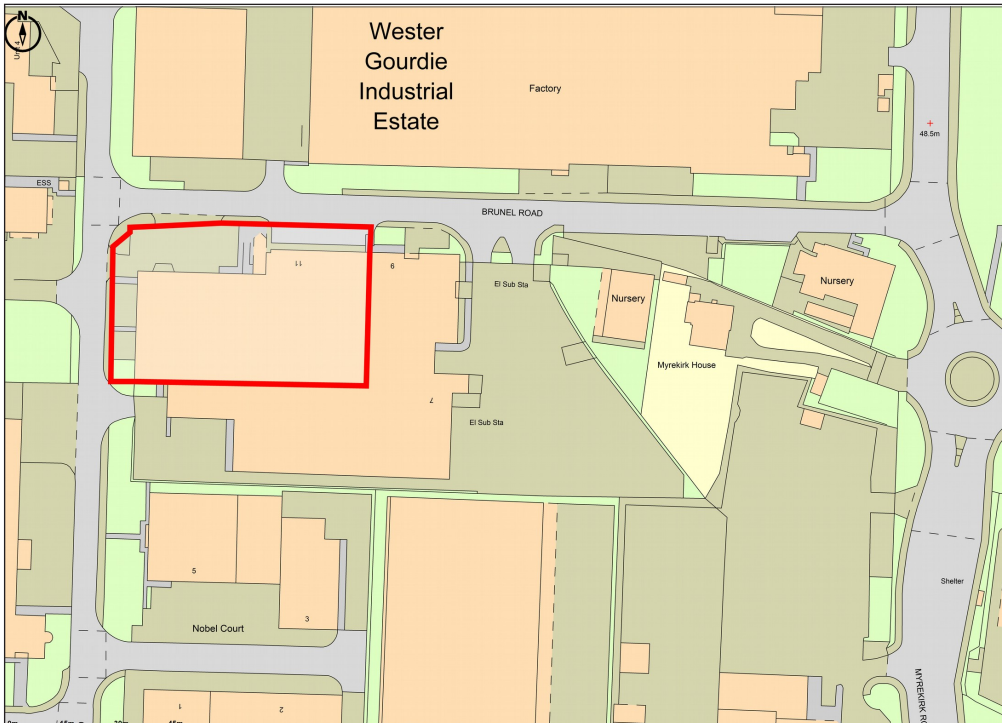
DATE OF PUBLICATION:

November 2023

REF:

ESA 3179





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