

Ryden

TO LET

INDUSTRIAL / WAREHOUSE
ACCOMMODATION
4,270 SQ M (45,962 SQ.FT)



RIVERSIDE PARK
WRIGHT AVENUE
DUNDEE
DD1 1UR

STRATEGIC POSITION
OFF RIVERSIDE DRIVE

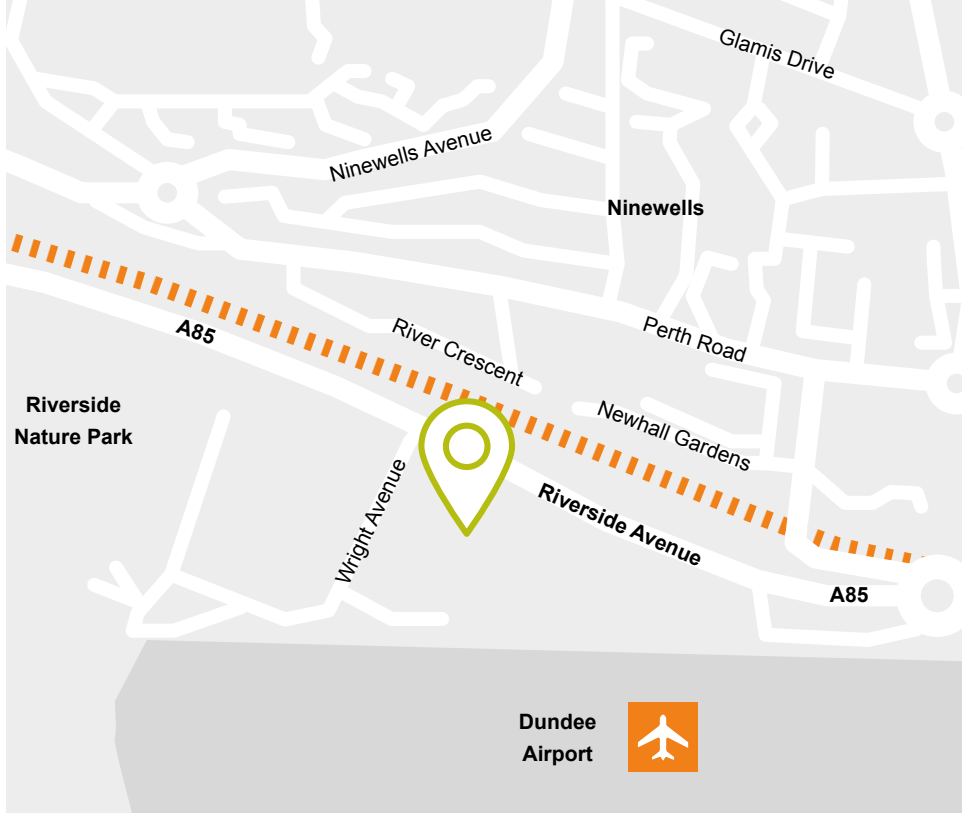
CLOSE TO DUNDEE AIRPORT

NEIGHBOURING OCCUPIERS
EVRI & AMAZON

NEARBY ACCESS TO
KINGSWAY A90

EXCELLENT LOGISTICS/
DISTRIBUTION LOCATION

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Dundee
Airport

[FIND ON GOOGLE MAPS](#)



**SUBJECTS
ARE LOCATED
IN WRIGHT
AVENUE CIRCA
3 MILES WEST
OF DUNDEE CITY
CENTRE**

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects are located in Wright Avenue circa 3 miles west of Dundee city centre. Wright Avenue is accessed directly off Riverside Drive/ A85 which is one of the main traffic thoroughfares leading to Dundee city centre. The industrial parks location allows for easy access to Dundee's outer ring road/ Kingsway which links into Scotland's main motorway network via the A90/M90.

DESCRIPTION

The subjects comprise industrial/ warehouse accommodation contained within a popular and established industrial location. The property is of steel portal design with a boxed clad finish. Ample onsite car parking and circulation yard compliments the space available for lease.

A number of vehicle and pedestrian doors provide access to the property, along with dock leveller access on the southern elevation of the building.

Internally, the subjects are reasonably regular in their configuration.



ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

DESCRIPTION	SQ M	SQ FT
INDUSTRIAL	4,270	45,962

TERMS

The subjects are available To Let. Further information in this regard is available from the joint letting agents.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £141,000.

The unified business rate for the year 2023/2024 is 52.4p exclusive of water and sewerage rates.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

VAT

All rents are quoted exclusive of VAT.

EPC

Available on request.

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DUNDEE
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GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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Ryden

**GRAHAM
SIBBALD**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **August 2023**

