

NEW BUILD
WORKSHOP/WAREHOUSE

- > ROOF MOUNTED PV PANELS
- > PARKING FOR 5 CARS INCLUDING DISABLED PARKING SPACE AND ELECTRIC CHARGING POINT
- > ELECTRIC ROLLER DOOR ACCESS
- > SECURE YARD EXTENDING TO 940 SQ. M. (1,124 SQ. YDS.)
- > 100% NON DOMESTIC RATES RELIEF FOR 12 MONTHS
- > FLOOR AREA - 872.5 SQ. M. (9,392 SQ. FT.)

TO LET

SITE8/4 GEORGE BUCKMAN DRIVE, DUNDEE, DD2 3SP

CONTACT: Gerry McCluskey, g.mccluskey@shepherd.co.uk – 0772 0466 6022
Scott Robertson, s.robertston@shepherd.co.uk – 0788 050 2651

www.shepherd.co.uk



LOCATION

Dundee, Scotland's fourth largest City, with a resident population of circa 150,000 persons (National Records of Scotland) is located on the East coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south).

The city benefits from excellent transport links with flights to London (City Airport) and Belfast and rail services into London (Kings Cross).

The ongoing Dundee Waterfront £1 Billion re-development has attracted major investment into the city with the opening of the V & A Museum in September 2018, significantly contributing to Dundee's growth as a major business and tourism centre.

The city is dominated by 27 major employers which all employ more than 300 people. The public sector trio of Dundee City Council, NHS Tayside and the University of Dundee are the three largest employers with private companies such as DC Thomson, NCR, and supermarket retailers Asda and Tesco being among other major employers.

Dundee's traditional 'Jute, Jam and Journalism' industries have given way to more modern creative industries such as mobile and desktop gaming, software development and life sciences in partnership with Dundee and Abertay Universities.

The Port of Dundee is one of the largest economic generators in the City and is Scotland's main agricultural hub with over 250,000 tonnes of agricultural products moving through the port annually. The port has been identified as one of Scotland's top locations for renewable manufacturing by Scottish Enterprise under the National Renewables Infrastructure Plan and is within the Scottish Government's Low Carbon Renewables East Enterprise Area.

The subjects form part of Camperdown Industrial Park which in turn is an extension of Dryburgh Industrial Estate one of Dundee's Principle Economic Development area.

The estate is positioned adjacent to the Outer Ring Road (A90 – Kingsway) enjoying excellent linkage into the national and local road networks.

Neighbouring occupiers include Robertson Construction, Tayside Engineering & Construction Supplies, Wolseley, A M Philip, Actavo, SP Technology, Albicom and A-Plus Dental Lab.

DESCRIPTION

The subjects comprise a newly built workshop/warehouse with secure yard space and on site parking, inclusive of a disabled parking facility and an electric charging point.

The property is constructed around a steel frame with brick and block dado walls and Kingspan vertical steel panelling.

The roof over is also of steel frame construction and overlaid with Kingspan insulated steel panels incorporating translucent panels for natural daylight provision. The west facing roof pitch includes PV panels along its length.

The internal floor is finished in concrete.

The property is accessed by means of an attractive double leaf accessible entrance door with glazed panelling to either side leading into a column free open workshop/warehouse space with W.C. compartment.

Vehicular access is via electrically operated roller doors.

The workshop/warehouse is heated by gas fired warm air units.

Externally the property benefits from a secure yard extending to 940 SQ. M. (1,124 SQ. YDS.) with dedicated parking for 5 cars. Fully security fenced.

ACCOMMODATION	SqM	SqFt
<u>Ground Floor</u>		
<u>Workshop/Warehouse Incorporating W.C. Facilities</u>	872.5	9,392
<u>TOTAL</u>	872.5	9,392

The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

All of the foregoing stands upon a site extending to 0.324 hectares (0.80 acres) or thereby.

It is possible to sub divide the property to provide two similar sized units with a shared yard and parking spaces.

RATEABLE VALUE

The subjects have yet to be assessed for rating purposes and entered into the Valuation Roll.

The unified business rate for 2022/203 is £51.1p for properties with a Rateable Value of between £51,001 and £95,000.

The incoming tenant will be eligible for 100% Non Domestic rates relieve for 12 months under current arrangements granting relief for New and Improved properties.

LEASE TERMS

The property is available for lease on traditional full repairing and insuring lease terms.

Please contact the sole letting agents for further information.

VAT

The rent will be subject to VAT.

EPC

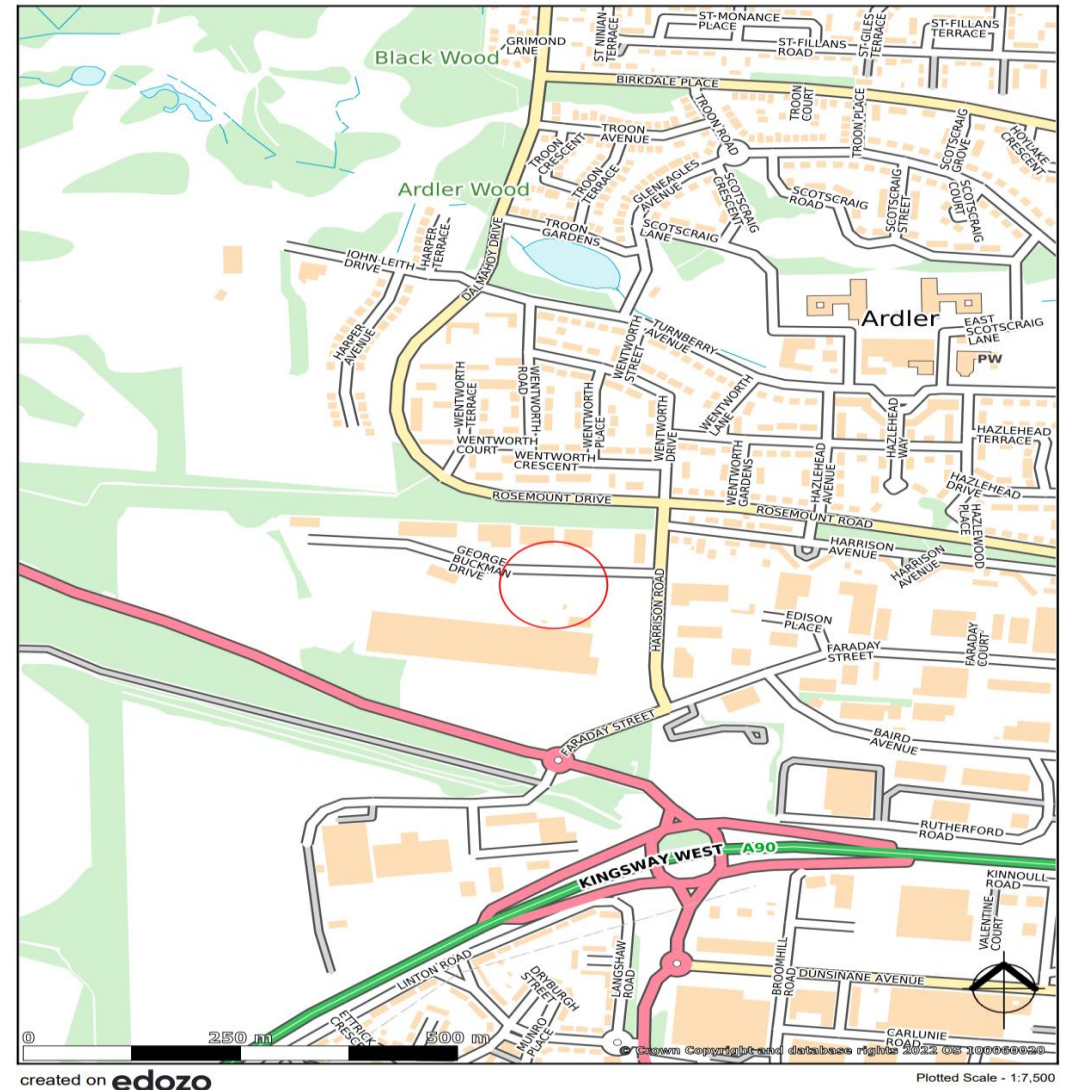
The EPC rating will be confirmed upon completion of construction.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA

Gerry McCluskey, g.mccluskey@shepherd.co.uk – 0772 0466 6022

Scott Robertson, s.robertston@shepherd.co.uk – 0788 050 2651

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED PUBLICATION: AUGUST 2023**

www.shepherd.co.uk

