



WORKSHOP / INDUSTRIAL UNIT

- > OFFERS OVER £15,000 PER ANNUM
- > GIA – 186 SQ M (2,000 SQ FT)
- > QUALIFIES FOR 100% RATES RELIEF
- > ESTABLISHED INDUSTRIAL ESTATE
- > CLOSE TO MAIN ROAD LINKS

TO LET

**UNIT R, SCOTT WAY, PEARCE AVENUE, WEST PITKERRO INDUSTRIAL ESTATE,
DUNDEE, DD5 3RX**

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LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, (circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The City has its own airport with daily flights to London (Heathrow) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A Museum has helped establish Dundee as a major regional centre.

The subjects are located within an established industrial estate, which lies approximately 5.6 km (3.5 miles) north-east of Dundee City Centre and is easily accessed off Arbroath Road.

Scott Way itself is a small development totalling 18 nest units, which are linked by a communal road. The surrounding area is well landscaped and has several areas for turning and car parking.

Surrounding occupiers comprise a mix of local businesses along with larger occupiers such as Royal Mail, Dover Fuelling Solutions and Sainsburys.

DESCRIPTION

The subjects comprise an end-terraced, industrial unit of steel frame construction which has been clad in a mixture of blockwork and profile sheet cladding.

Access to the unit is via a vehicular roller shutter door and a separate pedestrian door. Internally the premises comprise a workshop area with office / kitchen and W.C.

ACCOMMODATION

Ground Floor – 186 SQ M (2,000 SQ FT).

The above areas have been calculated on a Gross Internal Area Basis.

SERVICE CHARGE

Further details are available on application.

EPC

Awaiting confirmation.

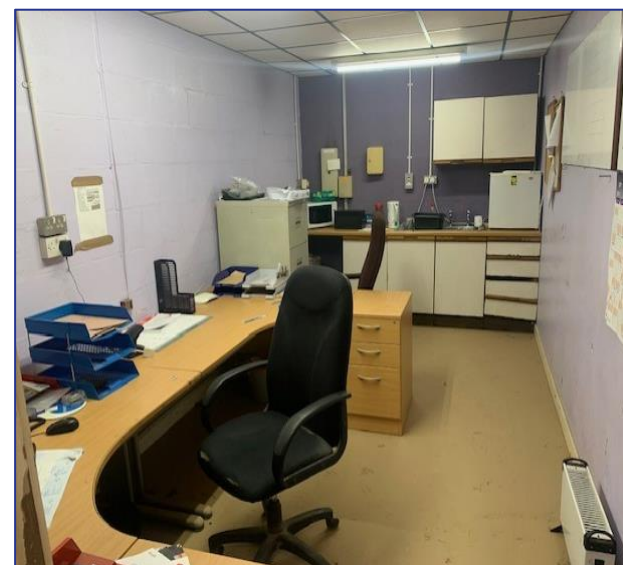
RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £11,700

The Unified Business Rate for the financial year 2023/2024 is 49.8 pence exclusive of water and sewerage.

The subjects qualify for rates relief under the Small Business Bonus Scheme.



PROPOSAL

Offers over £15,000 per annum will be considered for a negotiable lease term.

Further details available upon application.

LEGAL COSTS

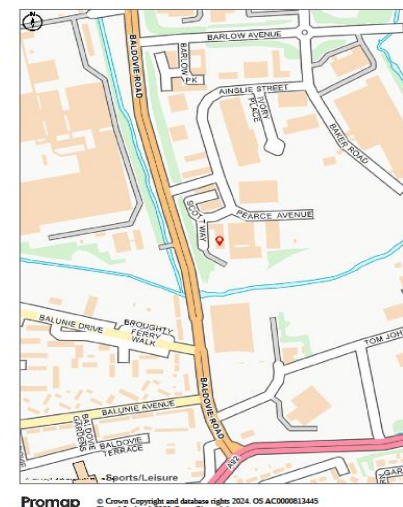
The ingoing tenant shall be responsible for our clients reasonably incurred legal costs.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

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 and 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:

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