

# DM HALL

To Let  
Industrial Units



Block 12 Nobel  
Road, Wester  
Gourdie Industrial  
Estate, Dundee  
DD2 4UH

Up to 851 sqm  
(9,165 sq ft) available

# Property Details

- Up to 851 sqm (9,165 sq ft) available
- Available as a whole or in units from 213 sq m (2,291 sq ft)
- Dedicated yard areas available with each unit
- Separate secure storage yard extending to 0.34 Ha (0.85 acre) at rear of site

## Location

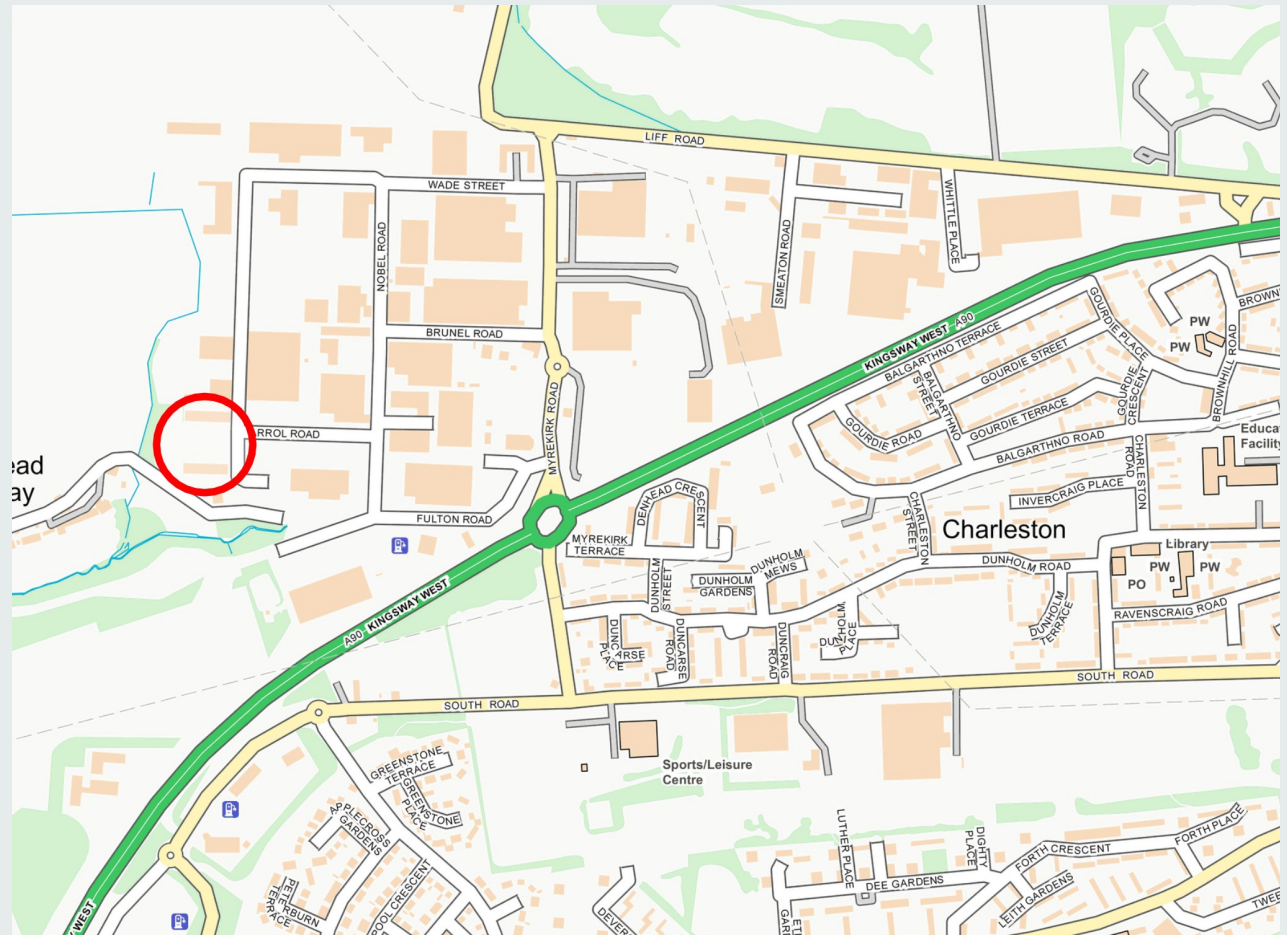
The city of Dundee has a population in excess of 100,000 and is situated on the north bank of the Firth of Tay approximately 25 miles north east of Perth. Dundee benefits from having a railway station located on the East Coast main line that provides connectivity to the Scottish Rail Network. The city has excellent road links with the M90 providing easy access to Aberdeen to the north and to Edinburgh and the central Scotland motorway system to the south.

The subjects are located within the popular Wester Gourdie Industrial Estate that lies to the north west of the city centre. Nobel Road is one of the principal thoroughfares within the estate and is accessed when entering the estate from the Kingsway (A90) via Myrekirk Road and in turn Fulton Road. Occupiers in the vicinity include, Scania, Norscot Truck and Van, UPS and Ford Retail Group.

## Description

The subjects comprise a terrace of 3 industrial units that can be interlinked, located on a secure site bounded by a palisade fence with dual access gates. The units have the following specification:

- Office accommodation
- Toilet facilities
- Tea preparation areas
- Roller shutter loading doors
- 3 phase power supply
- Extensive yard areas with scope to provide enclosed compounds for individual occupiers
- Separate secure storage yard extending to 0.34 Ha (0.85 acre) at rear of site



# Property Details

## Accommodation:

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

Block 12 Units 1-2:	420 sq m	(4,527 sq ft)
Block 12 Unit 3:	218 sq m	(2,347 sq ft)
Block 12 Unit 4:	213 sq m	(2,291 sq ft)
<b>Total</b>	<b>851 sq m</b>	<b>(9,165 sq ft)</b>

Yard to rear of site 0.34 Ha (0.85 acre)

The existing units can be combined as required to suit occupier requirements.

## RATEABLE VALUE:

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

Block 12 Unit 1	£8,100
Block 12 Unit 2	£15,700
Block 12 Unit 3	£11,900
Block 12 Unit 4	£11,400

It should be noted that whilst Block 12 Units 1 & 2 are listed separately they form a single unit and will be let as such. Units 3 & 4 may fall within the scope of the small business bonus scheme and as such may qualify for rates exemption depending on occupier status. The yard to the rear of the site will require to be assessed for rating purposes upon occupation.

Further information on rates payments is available at [www.saa.gov.uk](http://www.saa.gov.uk)

## LEASE TERMS:

The subjects are available in whole or part on new full repairing and insured lease terms for a period to be agreed at the following rental levels:

Block 12 Units 1 & 2	£24,000 per annum
Block 12 Unit 3	£12,000 per annum
Block 13 Unit 4	£12,000 per annum
0.85 acre yard area	£20,000 per annum

## EPC:

The subjects have an EPC rating of G. Copies of the EPCs for the units are 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.

# Make an enquiry

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