

SIZE (GIA) – 14,537 SQ M (156,521 SQ FT)

SITE AREA – 33.4 ACRES

DUE TO RELOCATION



FOR SALE OR TO LEASE

FACTORY / STORAGE AND SUPPORTING OFFICE ACCOMMODATION

ON THE INSTRUCTIONS OF JTC FURNITURE

27 HARRISON ROAD

DRYBURGH INDUSTRIAL ESTATE

DUNDEE DD2 3SN

INSTRUCTION

We are instructed by JTC Furniture Group to invite offers to purchase or lease this property which is currently occupied by the company. JTC is relocating as part of an overall expansion plan.

This property could be divided into smaller sections on a leasehold basis.

LOCATION

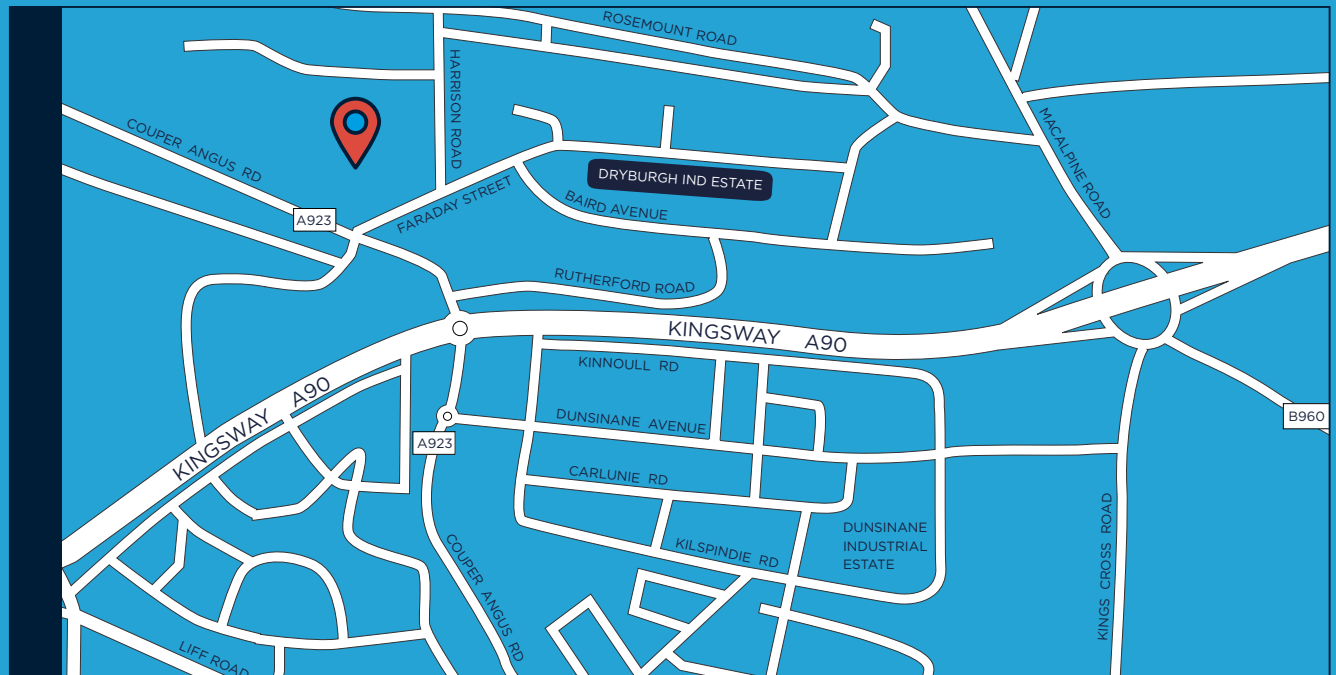
The property is situated to the north west of Dundee city centre and immediately to the north of the junction of the A90 (Kingsway) and the A923 (Coupar Angus). The building is therefore ideally situated to serve the city centre and for connection to the major trunk roads and motorways throughout Scotland.

Dundee is Scotland's fourth largest city with a population of 150,000 and a catchment population of over 500,000. It is estimated that 90% of Scotland's population is within a 90 minutes drive of the city.

The railway station and the V&A museum are within 15 minutes drive of the property.

DRIVE TIMES

DUNDEE	10 minutes
EDINBURGH	1 hr 30 minutes
GLASGOW	2 hrs
ABERDEEN	1hr 30 minutes
PERTH	30 minutes
STIRLING	1hr 30 minutes



Find us on Google Maps



DESCRIPTION

The property comprises a substantial factory premises with reception, showroom and offices to the front with manufacturing and distribution accommodation to the rear. The property is a mix of ground level and dock levelling HGV access doors.

The building is situated on an extensive site area and has impressive views over the city of Dundee towards the Tay estuary.

ACCOMMODATION

Manufacturing	9,038 sq m	97,284 sq ft
Warehouse	1,762 sq m	18,970 sq ft
Showroom and Offices plus Reception	3,327 sq m	35,818 sq ft
Canopy	414 sq m	4,456 sq ft
Total	14,541 sq m	156,528 sq ft

SITE AREA

We estimate the total site area to be in the region of 33.4 acres (13.5 hectares).

TERMS

This property is available to purchase or lease and could also be available in sections on a leasehold basis.

For confirmation of the quoting price and lease terms please contact the sole agents.

To ensure notification of a future closing date we would recommend that you confirm your interest in writing (by email) to neil.mcallister@ryden.co.uk

RATEABLE VALUE

We understand that the property is currently assessed for rating purposes as follows:

RV - £305,000

LEGAL COSTS

Each party will bear their own legal costs in connection with a sale or leasehold transaction. In the normal manner the ingoing tenant would be liable for LBTT, Registration Dues and VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate for the property is available on request.

VIEWINGS AND FURTHER INFORMATION

This property is still occupied by JTC and all viewings therefore are strictly on an accompanied basis.

For further information please contact:

Ryden

Neil McAllister

T 07831 610721

E neil.mcallister@ryden.co.uk

Greg Limb

T 07596 761876

E greg.limb@ryden.co.uk

Ryden

7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN

ryden.co.uk

27 HARRISON ROAD | DRYBURGH INDUSTRIAL ESTATE | DUNDEE | DD2 3SN

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 what ever in relation to this property. March 2025.

Produced by Designworks