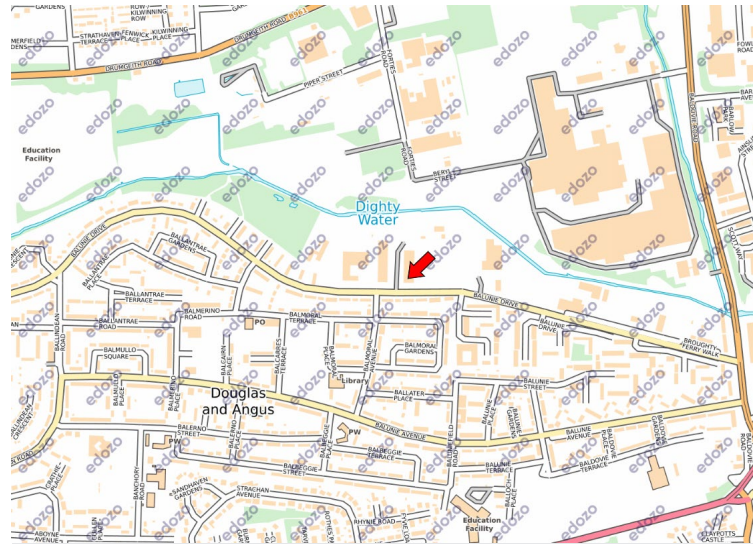




Unit 9, Baluniefield Trading Estate
Balunie Drive, Dundee, DD4 8UT

- Established Industrial Location
- Extensive Shared Yard/Car Parking
- Close Proximity to A92 and Kingsway
- Extends to 360.69 sq.m. / 3,882 sq.ft.



To arrange a viewing please contact:



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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.

The subjects are located within Baluniefield Trading Estate, a multi let industrial estate contained within a large, secure yard. The estate is within close proximity to both the A92 Dundee to Arbroath road and the Kingsway, Dundee's outer ringroad.

Surrounding occupiers include national companies such as Howdens, Sunbelt Rental and UK Greentech.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise an end terraced concrete frame industrial unit located within the eastern terrace and accessed

directly off Balunie Drive. Access to the unit is by way of a large steel vehicle roller door or via a pedestrian door.

Internally, the unit provides industrial space along with a mezzanine for additional storage and including an office, kitchenette facilities and WC. The accommodation may suit a variety of industrial, storage or trade counter operations.

The unit benefits from an eaves height of 5.5 metres.

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	SIZE (SQ.M)	SIZE (SQ.FT)
Ground	360.69	3,882
Mezzanine	95.05	1,029

RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,000.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let. Rental offers in the region of £26,000 are invited on standard commercial terms for a term to be agreed. Further information is available from the Sole Letting Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2024