

AVAILABLE FROM £4/PSF AND UP TO TWO YEARS RENT FREE

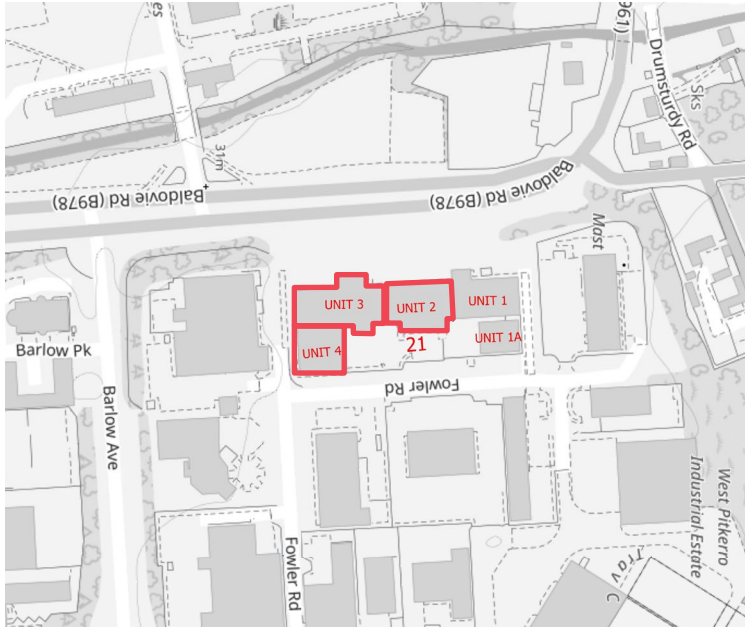
TO LET  
INDUSTRIAL

**GRAHAM  
SIBBALD**



Units, 21 Fowler Road, West Pitkerro Industrial  
Estate, Dundee, DD5 3RU

- Newly created high-spec industrial units
- Unit 2 — 994 sqm/10,700 sqft
- Unit 3 — 1,557 sqm/16,759 sqft
- Unit 4 — 900 sqm/9,688 sqft
- Attractive tenant incentives available
- Ability to Combine Units to give up to 3451 sqm/37,147 sqft



## 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 Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (Heathrow Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

The subjects are located within the well established and popular West Pitkerro Industrial Estate, situated to the east of Dundee city centre having excellent road links to the city's outer ring road and to the A92 trunk road. The estate includes a number of local and national occupiers with MSIP in close proximity.

## DESCRIPTION

- Steel Portal Frame with Box Profile Cladding
- 9 m Apex. 6 m Eaves
- Electric Roller Doors
- LED Lighting
- 5 Tonne Crane — Unit 4

## ACCOMMODATION

Unit	Size (SQ.M)	Size (SQ.FT)
Unit 2	994	10,700
Unit 3	1,577	16,759
Unit 4	900	9,688
Offices	152	1,638

## RATEABLE VALUE

The subjects have the following Rateable Values:

Unit 2 - £39,200

Unit 3 - £72,000

Unit 4 - £44,646

The unified business rate for years 25/26 is 49.8 inclusive of water and sewer rates.

## TERMS

Rents from £4 psf and incentives equating to 2 years rent free available on terms to be agreed.

## LEGAL COSTS + VAT

For the avoidance of doubt all figures quoted are exclusive of VAT.

## EPC

Available on request.

## VIEWING

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

To arrange a viewing please contact:



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

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6. Date of Publication: April 2025