

COMING SOON

NEW BUILD INDUSTRIAL &
LOGISTICS ACCOMMODATION

14,000 SQ FT TO 84,000 SQ FT

A development by



Balgarthno | Dundee | DD2 4QN (Off Kingsway)

- 100% RATES RELIEF FOR NEW OCCUPIERS (12 MONTH PERIOD)



PLAY VIDEO



- HIGHLY VISIBLE
ROADSIDE POSITION
- STRATEGIC LOCATION
- EXCELLENT LINKS
TO SCOTLAND'S
MOTORWAY NETWORK

THE LANDMARK
HOTEL & LEISURE CLUB

Premier Inn

Hillcrest
Homes

insights

Thrive Childcare
and Education

KINGSWAY WEST A90

PHASE 2

PHASE 1

NCR

LOCATION

DUNDEE, THE CITY OF DISCOVERY, IS SCOTLAND'S FOURTH LARGEST CITY AND IS SET IN A STUNNING LOCATION AT THE MOUTH OF THE RIVER TAY.

Dundee commands a strategic position in Scotland with excellent road and rail connections to 90% of the country's population within 90 minutes' drive. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is one of the UK's most progressive cities, undergoing a £1 billion Waterfront transformation. This will create a high-quality, mixed-use riverside urban quarter right in the heart of the city, focused around the development of the V&A Museum. Alongside the Waterfront development, Dundee is also benefiting from the recently announced Eden Project and Dundee Esports Arena, all combining to change the commercial landscape of the city.



Drive Times

City Centre	Time	Distance
Aberdeen	1 hour 20 mins	68 miles
Perth	30 mins	18 miles
Inverness	2 hours 50 mins	125 miles
Edinburgh	1 hour 20 mins	60 miles
Glasgow	1 hour 30 mins	75 miles

SITUATION

Connect Dundee sits to the west of Dundee city centre adjacent to Wester Gourdie Industrial Estate. The subject's location boasts excellent frontage onto Kingsway, the city's outer ring-road which forms part of the A90 trunkroad.

The surrounding area is an established mixed commercial location with a number of high profile industrial, office and commercial operators. Occupiers of note include; Scania, Ford, Grimmie, UPS, NCR, John Clark Motor Group, Starbucks, SSE, Asda, Aldi & Home Bargains.



ACCOMMODATION & PLANS

In accordance with the RICS Code of Measuring Practice (6th Edition) incorporating the RICS Property Measurement 2nd Edition the subjects will extend to the following Gross Internal Floor area's:

Block	Description	Sq m	Sq ft
A	Industrial	1,300	14,000
B	Industrial	1,951	16,500
C	Industrial	1,300	18,500
D	Industrial	1,951	21,000
E	Roadside / Industrial / Trade	1,300	14,000

Alternatively, any bespoke enquiry can be dealt with on its own merit and the developer can cater for design to suit requirements.

SPECIFICATION



Eaves Height
8m (min)



Dedicated Yard
30m x 38m



Floor Loading
35 to 50kn/M2



Car Parking
1 per 100M2



Office Content
5%



LED Lighting
on PIR sensors



BREEAM
Excellent (Target)



EPC
A (Target)



EV Charging
10 fast charging bays





Local Authority Rates

As a new build development any ingoing tenant will likely qualify for 100% rates relief for the first year of their occupation.

Legal Costs

Each party will be responsible for their own legal costs with the tenant responsible for payment of all Land & Buildings Transaction Tax (LBTT) and Registration Dues, as applicable.

Terms

The subjects will be available To Let on standard Full Repairing and Insuring commercial terms.

Planning

The site is currently allocated for employment use.

A development by;



West Ranga is a multi-disciplinary property investment and development company widely considered best-in-class at delivering technically challenging Design & Build (D&B) solutions to occupiers in the UK commercial property market.

Their team have the technical capability and experience to quickly identify and understand an occupier's requirements and influence design and procurement to deliver the most cost effective and efficient property solution. They are experts in the delivery of ESG compliant, decarbonised projects.

Further Information

Further information and viewing arrangements are available by contacting the Joint Letting Agents:

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