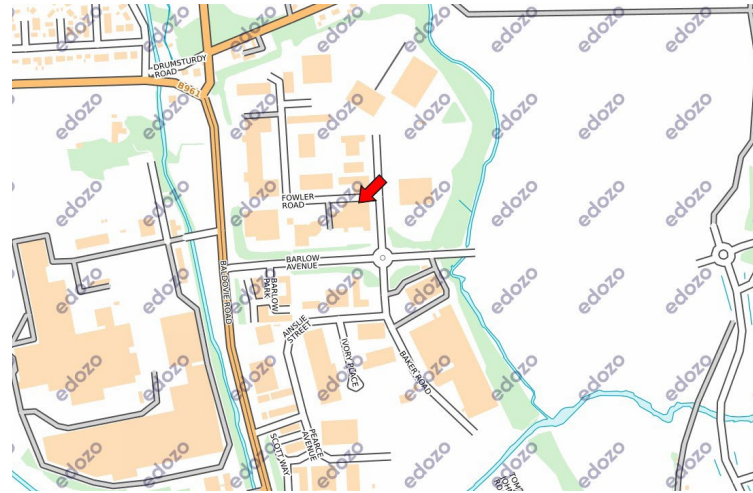




Unit 1 Pitkerro Park
West Pitkerro Industrial Estate
Dundee, DD5 3RN

- Industrial Unit / Workshop with private yard
- GIA — 712.10 sq. m. / 7665 sq. ft.
- Modern and Flexible Accommodation
- Eaves height 4.5m
- All Enquiries



To arrange a viewing please contact:



Grant Robertson
 Director
 07900265516
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LOCATION

Dundee is Scotlands fourth largest city with an estimated population of approximately 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retail and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within a 90 minutes' drive time.

The subjects are located within West Pitkerro, situated to the east of Dundee City Centre. West Pitkerro has excellent road links via the A92 Arbroath Road, which links into the Kingsway, Dundee's Outer Ring Road and also provides access to Arbroath to the east. West Pitkerro has established itself as a popular and attractive location with a wide variety of occupiers, including both national and local companies.

DESCRIPTION OF PROPERTY

Unit 1 is available, situated to the rear of a five unit estate, of steel portal frame design and clad with profile metal sheeting with concrete floor under a mono pitched roof.

There is vehicle access to the unit, which also includes a small private yard, accessed from Fowler Road.

Internally the units comprises mainly open plan industrial / workshop space along with toilets, offices and staff welfare facilities.

ACCOMMODATION

We have calculated the Gross Internal Area to be as follows –

712.10 sq. m. / 7665 sq. ft.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £30,500

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

TERMS

The subjects are available To Let on commercial terms. Further information available via the Sole Letting Agents.

Quoting rent £40,000pa.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

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

EPC

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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.
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6. Date of Publication: March 2025