

→ TO LET

SMEATON ROAD DUNDEE DD2 4UT

- ◆ Newly Refurbished Industrial Units
- ◆ Located within Wester Gourdie Industrial Estate
- ◆ Strategic and Prominent Position
- ◆ Excellent Access to Kingsway A90
- ◆ Available in Part or as a Whole
- ◆ Extends to 1,019.12 SQ.M. / 10,970 SQ.FT.
- ◆ Large Hard Surfaced Yard

VIDEO



SR

LOCATION

Dundee is Scotland's 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.

More precisely, the subjects are located on Smeaton Road, on the edge of the Wester Gourdie Industrial Estate. Wester Gourdie is an established industrial/commercial area situated on the western boundary of the city. The estate benefits from excellent road links to the Kingsway outer ring road and Scotland's motorway network. The immediate and surrounding is home to a variety of national and local operators.



FIND ON GOOGLE 



WELL
ESTABLISHED
INDUSTRIAL AND
COMMERCIAL
AREA

DESCRIPTION



The subjects comprise a newly refurbished industrial terrace of steel portal frame units with secure yard.



The subjects offer a high level of specification and benefit from office, WC and staff facilities at the rear of each unit.



The subjects benefit from mains services connections, 3 phase electric and large secure yard/car parking.



The subjects are available in whole or part with 4 units available.



The subjects benefit from a wash bay with interceptor and 2 commercial vehicle inspection pits.

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.)
Unit 1	433.18	4,663
Unit 2	209.43	2,254
Unit 3	213.01	2,293
Unit 4	163.50	1,760
Total	1,019.12	10,970



RATEABLE VALUE

The subjects will be required to be assessed upon occupation.

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

TBC

FURTHER INFORMATION AND VIEWING

Andrew Dandie

Partner

T 01382 200 064

E andrew.dandie@g-s.co.uk

Charles Clark

Graduate Surveyor

T 01382 200 064

E charles.clark@g-s.co.uk



VIDEO 

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. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices. 6. Date of Publication: December 2024. **Designed by thefifthhouse.co.uk**

