

TO LET
INDUSTRIAL

 **GRAHAM
SIBBALD**



**6 Herons Lane
Dundee
DD2 3DJ**

- Modern Industrial Unit + Secure Yard
- Excellent Access and Good Road Links
- May Suit a Variety of Occupiers
- Extends to 211.44 sq.m. / 2,276 sq.ft.

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.

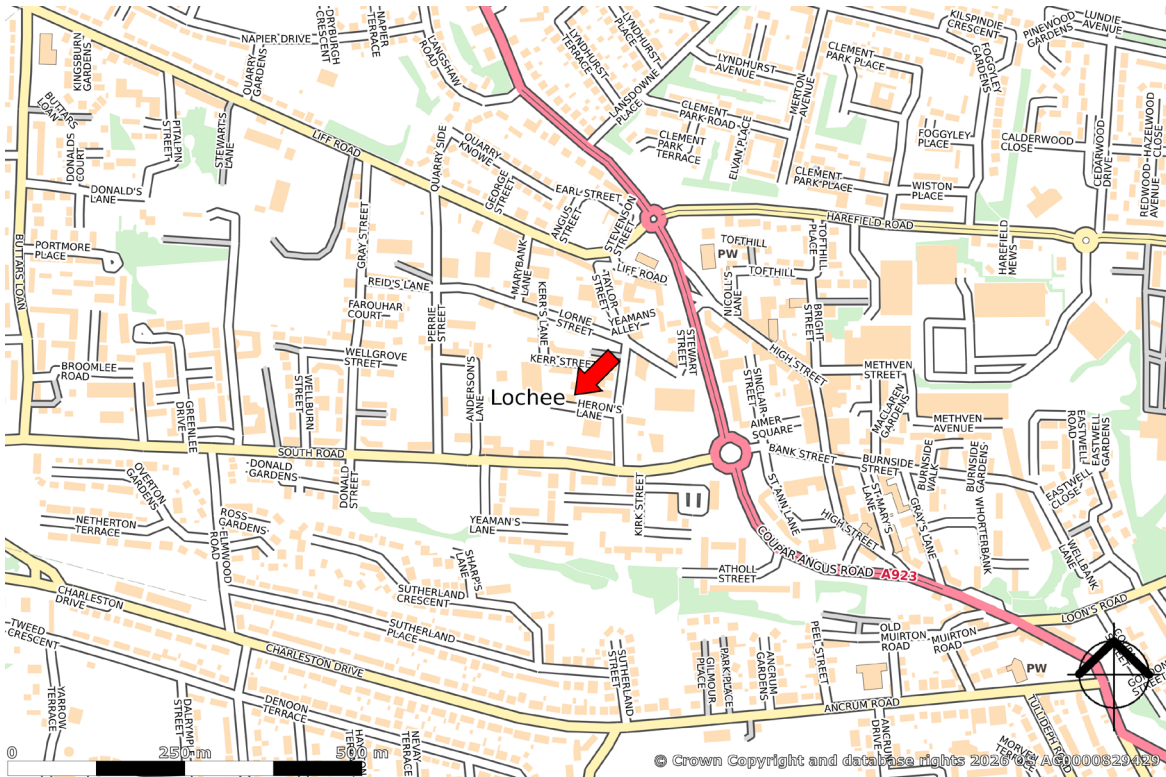
The subjects are located on the north side of Herons Lane, close to its junction with Kirk Street, approximately 3 miles north west of Dundee City Centre within the suburb of Lochee. Surrounding occupiers include Ramsay's Skip Hire.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a steel portal frame industrial unit with concrete infill walls and overlaid in profile metal sheeting with a pitched roof.

The subjects are accessed via a pedestrian door and a large vehicle roller door.



Internally, the subjects comprise a concrete floor and lighting is provided by LED strip lighting and translucent roof panels. The subjects benefit from an eaves height of approximately 4.6m.

The site extends to 0.33 acres and benefits from a secure concrete yard with weighbridge as well as three containers providing a welfare unit and office and storage facilities. The site benefits from two secure gated entrances.

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	211.44	2,276

RATEABLE VALUE

The subjects have a Net and Rateable Value of £25,900.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.





PRICE

The subjects are available To Let at a rent of £30,000 per annum on standard commercial terms for a term to be agreed.

VIEWING

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

To arrange a viewing please contact:



GRANT ROBERTSON

Senior Director

grant.robertson@g-s.co.uk

07900 265 516



CHARLES CLARK

Property Agent

charles.clark@g-s.co.uk

07423 693 461

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. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

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.