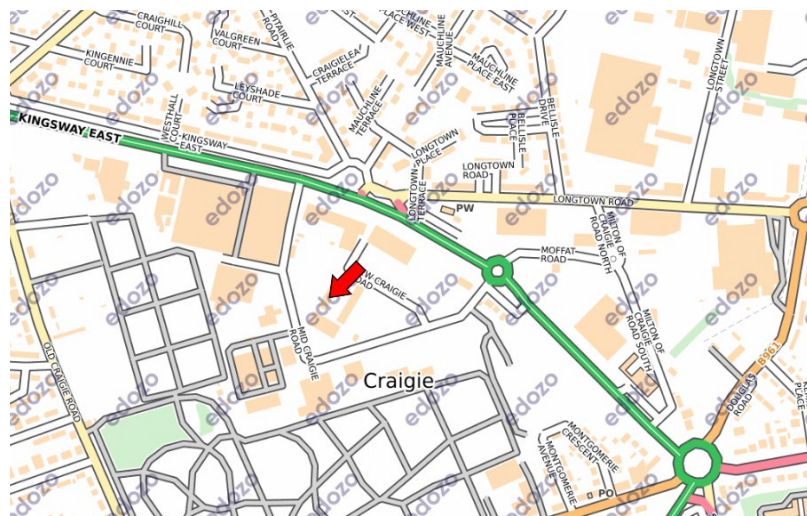




Units 12+13, New Craigie Road,
New Craigie Retail Park,
Dundee, DD4 7FF

- Strategic Location
- Surrounding Occupiers include Screwfix, Tim Hortons, LIDL and Arnold Clark
- Established Industrial Estate
- Small compound/yard area
- Up to 182 sq.m. / 1,960 sq.ft.
- 2 Units are Available as Whole or Individually



To arrange a viewing please contact:



Garth Davison
Director
01382 200 064
Garth.Davison@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
Charles.Clark@g-s.co.uk

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.

More precisely, the subjects are located 1.5 miles to the north of the city centre, off the Kingsway (East), on a newly created commercial site. Kingsway forms part of the cities outer ring road which links into the A90 trunk road and as such lies within an excellent strategic location.

Surrounding operators are a mix of commercial to include: B&M, ASDA, Arnold Clark, DC Thomson, LIDL and Tim Hortons.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise two terraced industrial units of steel portal frame construction with profile clad finish. The

subjects benefit from both vehicle and pedestrian access doors and dedicated car parking.

Unit 12, the end terraced unit benefits from a small secure yard.

The subjects may suit a variety of different industrial/business uses or possible trade counter. The subjects benefit from Use Classes 5&6.

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:

Unit	Size (SQ.M)	Size (SQ.FT)
Unit 12	91.0	980
Unit 13	91.0	980
Total	182.0	1,960

RATEABLE VALUE

The subjects have a Net and Rateable Value of:

Unit 12 - £7,000

Unit 13 - £6,700

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

Occupiers should qualify for 100% rates relief however should satisfy themselves on this matter.

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

Available on request.

TERMS

The subjects are available To Let in part or whole on standard commercial terms for a period to be agreed. Further information available from the letting agents..

VIEWING

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

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.
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6. Date of Publication: November 2024