

FOR SALE – Rarely Available West Pitkerro Industrial Premises

11 Tom Johnston Road
West Pitkerro Industrial Estate
Dundee
DD4 8XD

Available Immediately
Total GIA – 25,701 sq ft
Site Size – 2.17 acres (approx.)
Warehouse with additional Outbuildings



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

- For Sale – Price on Application
- Available Immediately
- Total GIA – 25,701 sq ft
- Site Size – 2.17 acres (approx.)
- Warehouse/Workshop with additional Outbuildings
- Easily sub-divided
- Concrete Surfaced Yard
- Ample Dedicated Parking
- Ancillary Office Accommodation and Staff Welfare Facilities.

Location

Dundee sits on the East Coast of Scotland approximately 65 miles south of Aberdeen and 60 miles north of Edinburgh. The City has a resident population of circa 145,000 people. Dundee is Scotland's fourth largest City and is the regional centre for employment in Tayside.

The property is located in the popular West Pitkerro Industrial Estate, which is characterized by its mixed array of uses. Notable nearby occupiers include Sainsbury's Supermarket, Aldi, Royal Mail, Keep-Safe Storage Centre, and DPD Group.

Description

The premises comprise modern manufacturing accommodation. Adjoining double bay industrial workshops of steel portal frame construction with profile metal cladding to the roof and walls make up the main building. The spaces are open plan with a minimum eaves height of 6.5m. Both bays are served by 6m high roller shutters. A further smaller workshop is located to the west and is of a similar construction to the main workshop building. There are two additional detached Nissen style buildings providing basic storage accommodation. A two-storey ancillary office space exists within the main building, arranged off a hallway, which at ground floor level provides access into the workshop area.

The yard is concrete to the west of the main building, whilst the car park to the south and east is a mix of mono block and tarmac. The car park provides parking for approximately 40 vehicles.



11 Tom Johnston Road, West Pitkerro, Dundee

Terms

The property is available on a For Sale basis. For full details and quoting terms, please contact the agents.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.



EPC

An EPC is available on request.

Business Rates

We understand the Subjects have a Rateable Value of £134,500.

The unified business rate for the year 2025/26 is 49.8p exclusive of water and sewerage rates

Interested parties should make their own enquires in this regard.

For more information or to arrange a viewing, please contact one of our agents:

Craig Dodds

+44 (0)7770 887 937

Craig.dodds@avisonyoung.com

Ailsa Lamont

+44 (0)7780 281169

Ailsa.lamont@avisonyoung.com

Kara Gillespie

+44 (0)7833 435 814

Kara.gilliespie@avisonyoung.com



Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoung.co.uk