

TO LET | 7,060 SQ FT

TRADE COUNTER/SHOWROOM PREMISES

- HIGHLY PROMINENT WITH FRONTAGE TO CLEPINGTON ROAD
- CLOSE PROXIMITY TO KINGSWAY WEST RETAIL PARK
- GENEROUS CAR PARKING AND YARD AREAS

328
CLEPINGTON ROAD
DUNDEE DD3 8RZ

1 UNIT
REMAINING



 MONTAGU
EVANS

328 CLEPINGTON ROAD DUNDEE DD3 8RZ



LOCATION

Dundee is Scotland's fourth largest city with a resident population of approximately 150,000 and benefiting from a significant wider catchment within the Angus Council area. The City is located approximately 60 miles north of Edinburgh, 25 miles north of Perth and 65 miles south of Aberdeen.

The subject estate occupies a highly prominent position on the west side of Clepington Road, approximately 2 miles north of Dundee City Centre and in close proximity to the Kingsway (A90) and the busy Kings Cross Road. Clepington Road is an established trade counter and industrial area with occupiers including **Topps Tiles**, **ATS Euromaster**, **Johnstone Leyland**, **Toolstation**, **YESSS Electrical**, **Batleys** and **MGM Timber**.

In addition, the estate is located to the rear of Kingsway Retail Park and benefits from the additional traffic volumes generated by the rear access to the Retail Park where occupiers include **Tesco**, **Homebase**, **Carpetright**, **Tapi Carpets**, **Wren Kitchens**, **Halfords** and many others.



ACCOMMODATION

Available accommodation comprises of the following gross internal areas.

Unit 3	656 sq ft	7,060 sq ft
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The landlord will also give consideration to creating a secure yard area next to Unit 3.

EPC

A copy of the EPC can be provided upon request.

LEASE TERMS

The premises are available on new lease terms to be agreed. Further details available from the sole letting agents.

VAT will be payable on all sums charged under the lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details available on request.

LEGAL COSTS

Each party will be responsible for their own legal and associated costs incurred in any transaction in the normal manner.

VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole letting agents:

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