



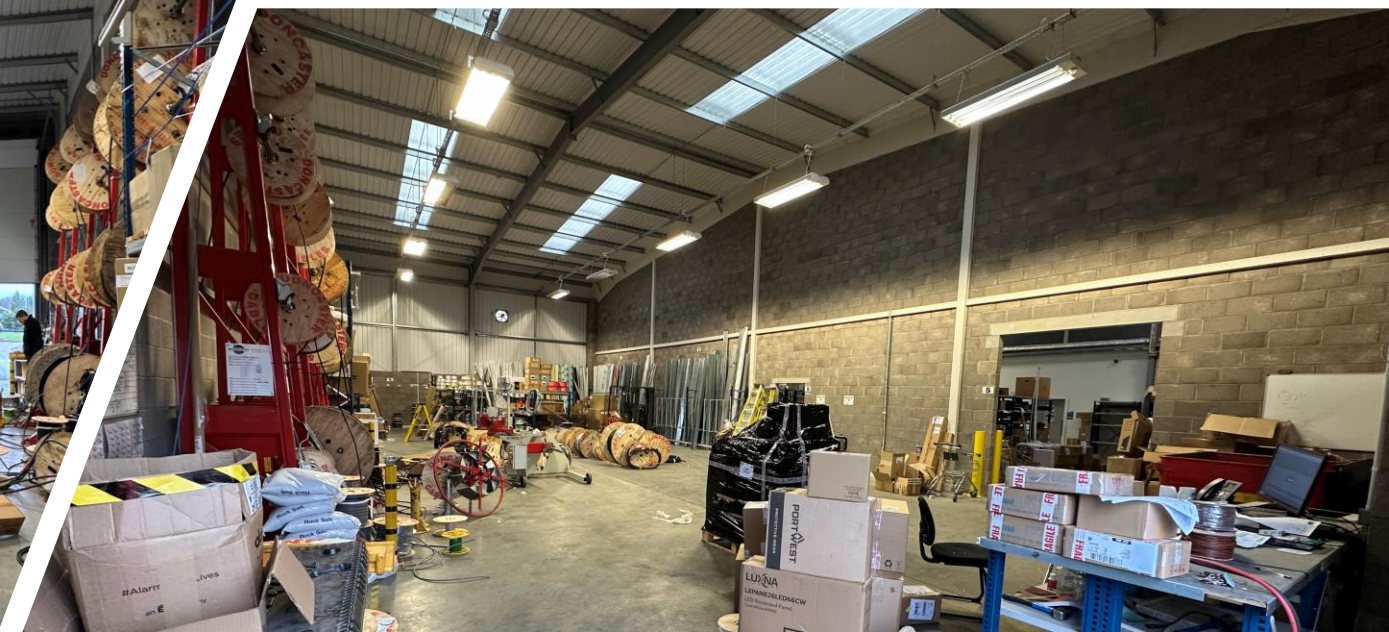
U2 Kings Cross Trade Park, Dundee,
DD2 3NU

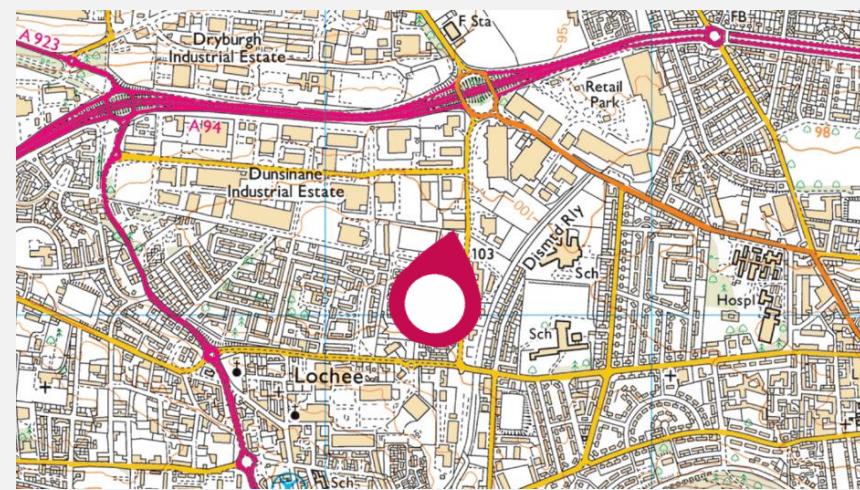
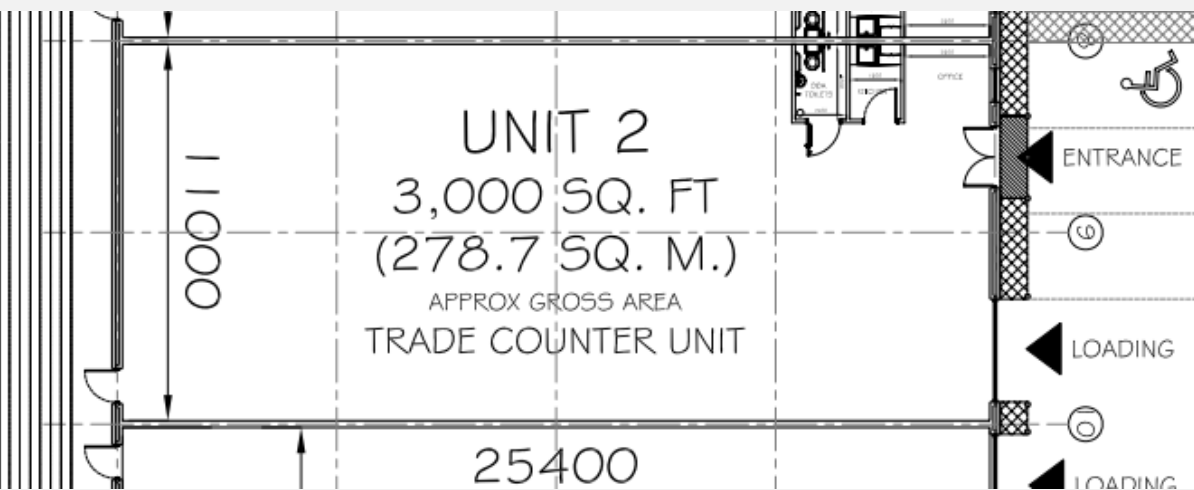
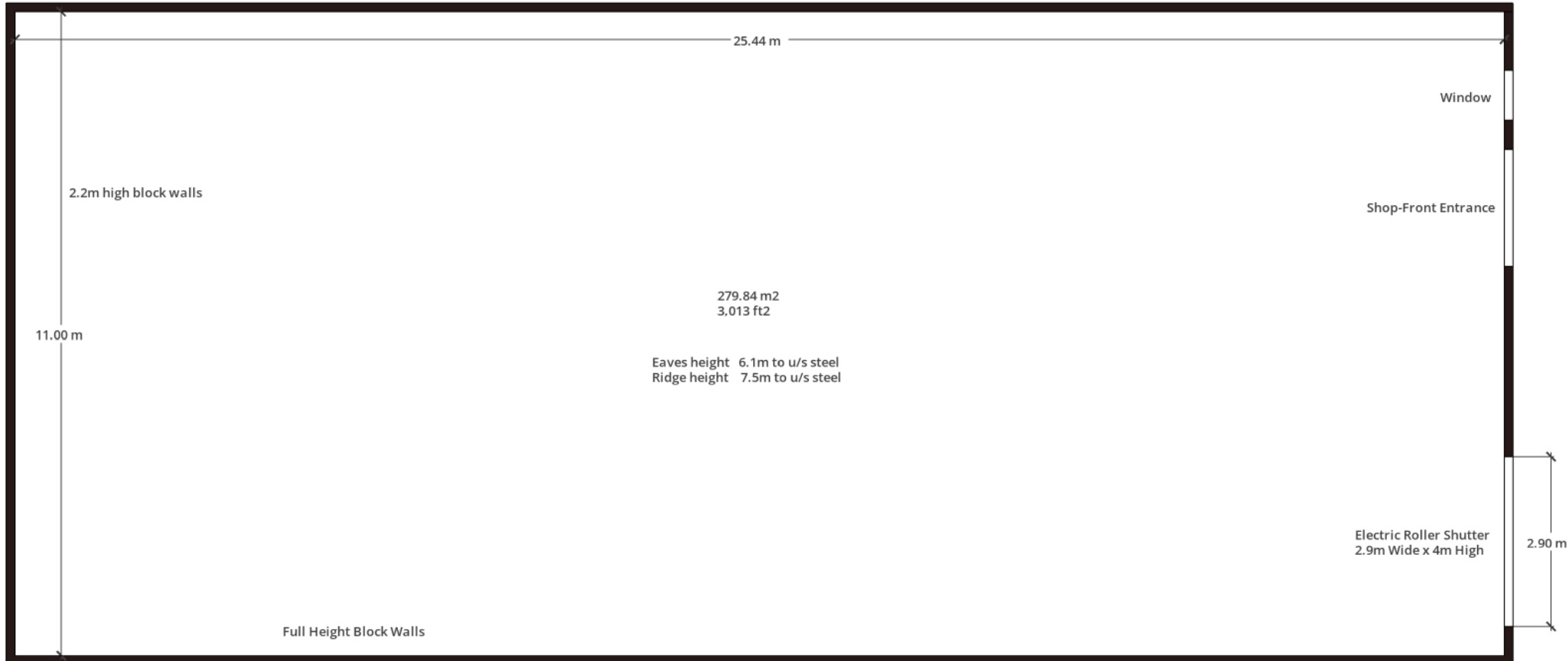
Trade Counter / Warehouse / Workshop

To Let
£32,000 pa

279.84 m²
(3,013 ft²)

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surveyors & property consultants





Situation

Positioned in prime spot on Kings Cross Road, Kings Cross Trade Park is exceptionally well connected being less than 300m from the A90 / Kingsway West and only 50m along from B&Q, Dunsinane Avenue, MKNM etc. The location is well established as a trade-counter hub due to easy access to the city centre and wider area.

Description

The property comprises a modern mid-terraced unit within a purpose-built trade park. Neighbouring occupiers include: Johnstone's Paint, YESSS Electrical and Toolstation.

The property has a clear eaves height of 6.1 metres, a ridge height of 7.5 metres and a calculated floor area of 280 m² / 3,013 ft². The side walls comprise full-height concrete block, while the front and rear walls have block to 2.2 m high with insulated profile sheets above and to the roof. Capped services are provided for the incoming tenant to utilise.

Permitted Use / Planning

The premises benefit from planning permission (Ref: 11/00545/FULL) for Class 4, 5 & 6 consent with Ancillary Trade Counter.

Lease Terms

The property is available for sub-lease or potentially via new lease direct from landlord. The quoting rent is £32,000 pa + VAT.

Business Rates

The property forms part of a larger entry so will require to be assessed when sub-division works are complete. However, it is expected to have a Rateable Value IRO £14,600. At this level, the property may qualify for some Rates relief. Interested parties should satisfy themselves as to their eligibility.

VAT

The premises are elected for VAT, which will be charged.

Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

SATNAV

Postcode is DD2 3NU What 3 Words: [///think.page.spoke](https://www.what3words.com/#!/en/@@@think.page.spoke)

Viewings / More Information

All enquiries to the letting agents:

Doug Smart

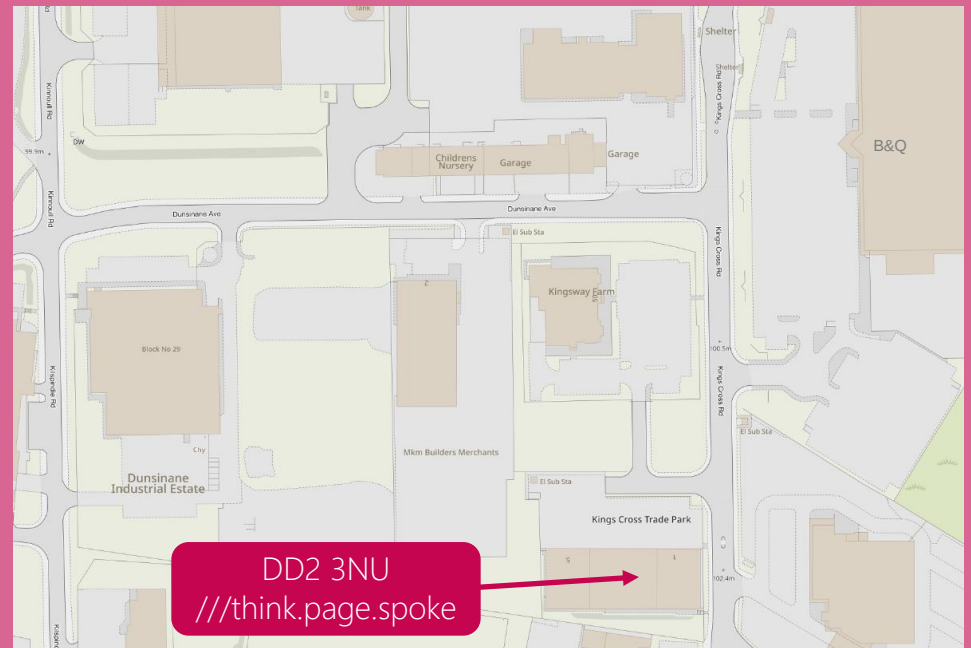
07850 517 323

doug@smartandco.co.uk

Graeme Duncan.

07954 815 365

graeme@smartandco.co.uk



SUMMARY

Specification : Shell Spec Trade Counter Unit with Parking.

Available : Immediately.

Terms : For Lease (quoting rent £32,000 pa)

Size : 280m² (3,013 ft²)

EPC : Available Upon Request

Rateable Value : £14,600 (Est)

Legals : Each Party to pay their own costs

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Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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