



WESTER GOURDIE
INDUSTRIAL ESTATE

SECURE SURFACED YARD AT NOBEL ROAD

DUNDEE | DD2 4UH

→ [VIEW WEBSITE](#)

- Secure surfaced yard bound by palisade fencing with double gates
- Popular industrial location with convenient access to A90 Kingsway
- Benefits from hardcore surfacing
- Offers over £20,000 per annum
- Neighbouring occupiers include Scania, Norscot Truck & Van, UPS and Ford
- Fully refurbished industrial units available starting from 2,311 sq ft
- Available from 15th July 2026

STRATEGIC LOCATION IN DUNDEE'S INDUSTRIAL CORRIDOR

THE CITY OF DUNDEE HAS A **POPULATION IN EXCESS OF 100,000** AND IS SITUATED ON THE NORTH BANK OF THE FIRTH OF TAY APPROXIMATELY **25 MILES NORTH EAST OF PERTH**.

Dundee benefits from a new railway station located on the East Coast main line that provides connectivity to the Scottish Rail Network. The city has excellent road links with the M90 providing easy access to Aberdeen to the north and to Edinburgh and the central Scotland motorway system to the south.

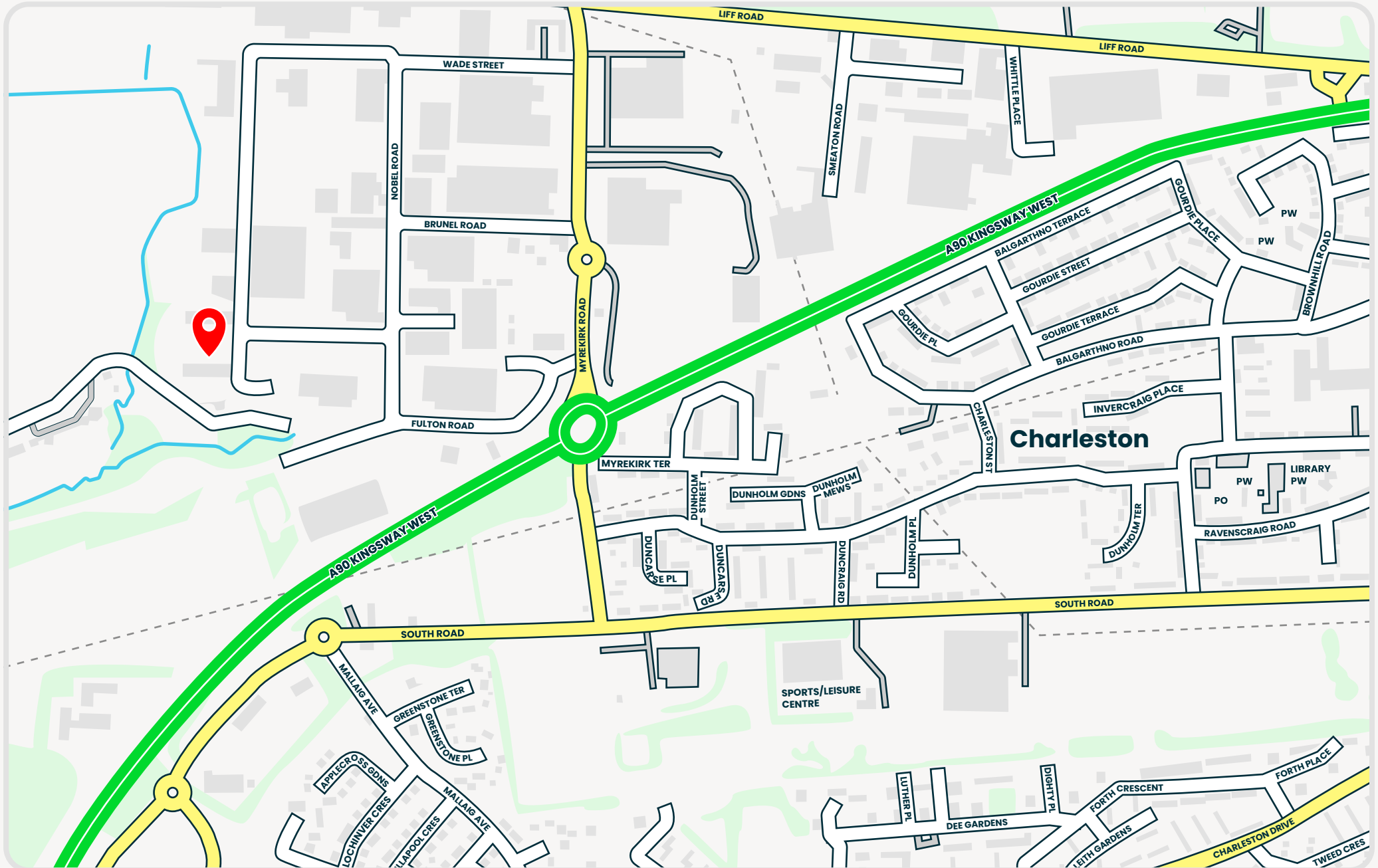
The subjects are located within the popular Wester Gourdie Industrial Estate that lies to the north west of the city centre. Nobel Road is one of the principal thoroughfares within the estate and is accessed from the Kingsway (A90) via Myrekirk Road and in turn Fulton Road. Occupiers in the vicinity include, Scania, Norscot Truck and Van, UPS and Ford Retail Group.

[GET DIRECTIONS](#)**150,000**

DUNDEE POPULATION

10MINUTES FROM
DUNDEE CITY CENTRE**25**MILES NORTH EAST
OF PERTH

DESTINATION	DURATION
Perth	25 minutes
Stirling	1 hour
Edinburgh	1 hour 10 mins
Aberdeen	1 hour 15 mins
Glasgow	1 hour 30 mins





0.65 ACRE INDUSTRIAL YARD NEAR A90 KINGSWAY

The subjects form part of Blocks 11 & 12 Nobel Road which benefits from:

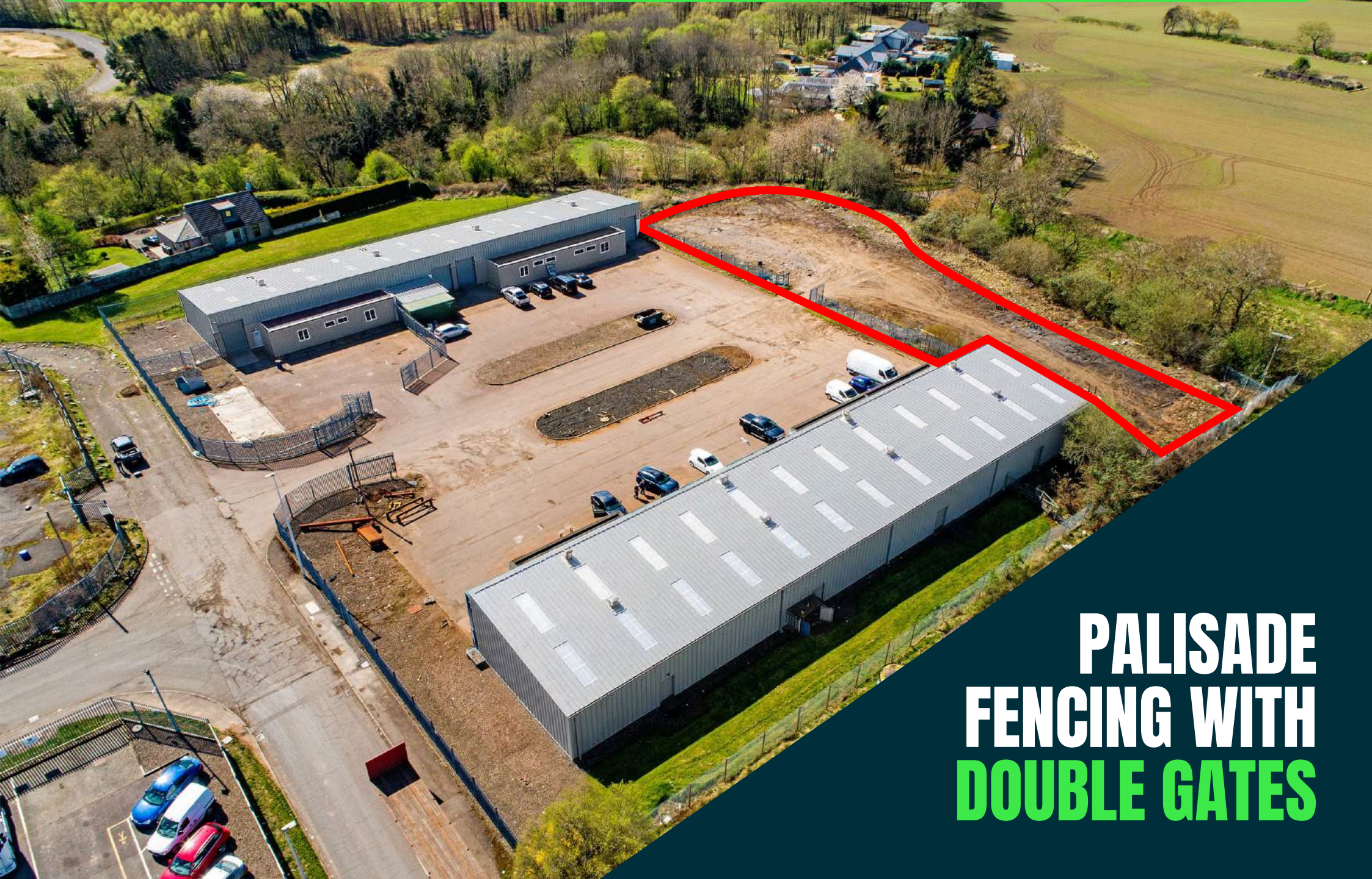
- Regular shaped secure surfaced yard
- Bound by palisade fencing
- Accessed via secure double gates
- Extensive yard area



THE YARD CAN BE AVAILABLE WITH INDUSTRIAL UNITS/WORKSHOPS AVAILABLE FROM 2,311 - 18,143 SQ FT.

The units are currently undergoing full refurbishment and due completion from July 2026. They are of steel frame construction benefitting from:

- Office, kitchen and WC facilities
- Electrically operated roller shutter loading doors
- 3 phase power supply
- Benefits from hardcore surfacing



**PALISADE
FENCING WITH
DOUBLE GATES**



INDICATIVE EXTERNAL IMAGE

ACCOMMODATION & FLOOR AREAS

The yard benefits from an approximate area of:

0.65 ACRES (0.23 HECTARES)

The industrial units have been measured in accordance with RICS Code of Measuring Practice – 6th Edition and the following Gross Internal Areas have been calculated.

UNIT	SQ.M.	SQ.FT.
Block 11 Units 1-2	391.2	4,210
Block 11 Unit 3	214.7	2,311
Block 11 Unit 4	228.3	2,457
Block 12 Units 1-2	420.6	4,527
Block 12 Unit 3	218.0	2,347
Block 12 Unit 4	212.8	2,291
TOTAL	1,685.6	18,143

LEASE TERMS

The subjects are available on new Full Repairing and Insuring lease terms for a period to be agreed. Further information is available from the sole letting agents.

RATES PAYMENTS

Reference to the Scottish Assessor’s Association website has confirmed the subjects are enrolled in the 2026 Valuation Roll with a Rateable Value of £6,600.

Subject to satisfying set criteria, occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. Further information on rates payments is available on www.saa.gov.uk

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.



VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.



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DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers, vendors and tenants. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed. Date of Publication: May 2026.

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