



Unit 5, 10 Tom Johnston Road, Broughty Ferry Trade Park, Dundee, DD4 8XR

**NEW BUILD STARTER UNIT - AVAILABLE NOW**

Tenure	To Let
Available Size	1,055 sq ft / 98.01 sq m
Service Charge	£628 per acre <small>ex VAT</small>
Rates Payable	£3,137.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£6,300
EPC Rating	Upon Enquiry

### Key Points

- Class 5 (Light Industry) Planning Consent
- Secure units easy with access to main arterial routes
- Qualifying occupiers may benefit from 100% rates relief
- Available now

# Unit 5, 10 Tom Johnston Road, Broughty Ferry Trade Park, Dundee, DD4 8XR

## Description

The development comprises four terraces of units with a central access road, allocated loading and parking areas situated to the front of the units.

Unit 5 is of steel portal frame construction and benefits from both vehicle and pedestrian access doors, 3 phase power, a minimum 4 metres eaves height, WC facilities and connectivity to mains power, water and drainage. The unit is fitted with an intruder alarm system, with a low cost annual maintenance plan. A communal CCTV system provides additional security coverage across the whole estate, providing a safe and secure business premises.

## Location

The property is located on the south east side of Tom Johnston Road, within the popular West Pitkerro Industrial Estate, approximately 4 miles north east of Dundee city centre.

West Pitkerro Industrial Estate is a well established business location situated to the north of Broughty Ferry. The subjects are easily accessible from Arbroath Road and are well situated for access to main arterial routes.

## Viewings

Strictly by appointment with the sole marketing agents.

## Terms

POA. The premises are available to lease on a full repairing and insuring basis.

## Entry Timescale

On conclusion of legal missives or on a date to be mutually agreed.

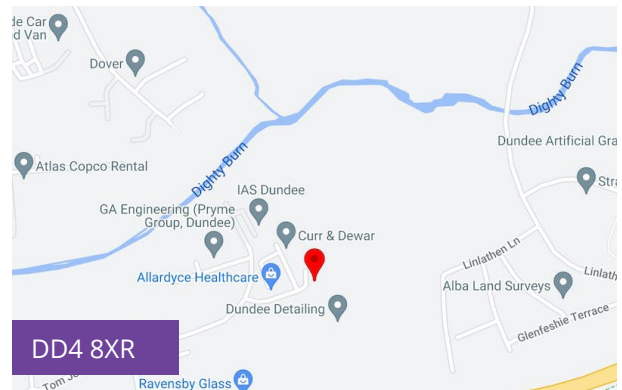
## VAT

All prices, premiums and rents are subject to VAT at the prevailing rate.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

98.01 sq m (1,055 sq ft)



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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