



Unit 3, 5 Taygate Industrial Estate, Coldside Road, Dundee, DD3 8DF  
 INDUSTRIAL / TRADE COUNTER ACCOMMODATION

Tenure	To Let
Available Size	2,911 sq ft / 270.44 sq m
Rent	£15,000 per annum ex VAT
Rates Payable	£5,577.60 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£11,200
EPC Rating	Upon enquiry

**Key Points**

- SECURE TRADE PARK
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- EASY ACCESS TO KINGSWAY
- CLOSE TO DUNDEE CITY CENTRE
- ESTABLISHED BUSINESS LOCATION
- IMMEDIATE ENTRY

# Unit 3, 5 Taygate Industrial Estate, Coldside Road, Dundee, DD3 8DF

## Description

Taygate Trading Estate comprises a total of 9 units arranged in two main terraces surrounding a communal tarmac surfaced secure yard. The buildings are of concrete portal frame construction under a single skin corrugated asbestos roof with infilled concrete block walls and external cladding to the front elevation.

Unit 3 provides warehouse accommodation with additional office, storage and WC accommodation.

The units benefit from 3 phase power, electrically operated vehicular access and a wallhead height of approximately 6.9 metres.

## Location

The subjects are located within Taygate Trading Estate, which is an established industrial / trade counter estate located in a mixed commercial, industrial and residential area situated approximately 2 miles north west of Dundee city centre.

The estate is accessed off Coldside Road which is located to the west side of Strathmartine Road. Occupiers within the estate include Edmundson Electrical, Plumbase, D&G Autocare, Discovery Fire Sprinklers and Tayside Precision Tools.

## Accommodation

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

270 SQ M (2,911 SQ FT)

## Terms

The premises are available by way of a new full repairing and insuring lease at a rental of £15,000 per annum.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

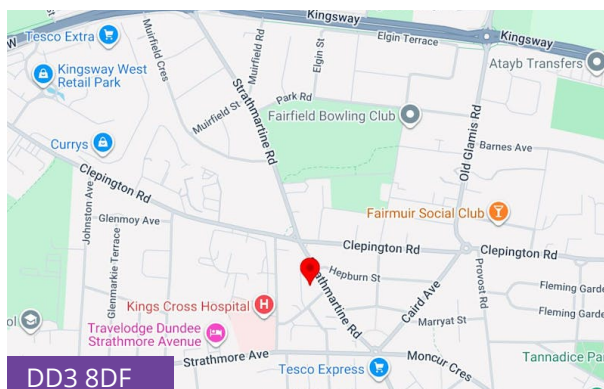
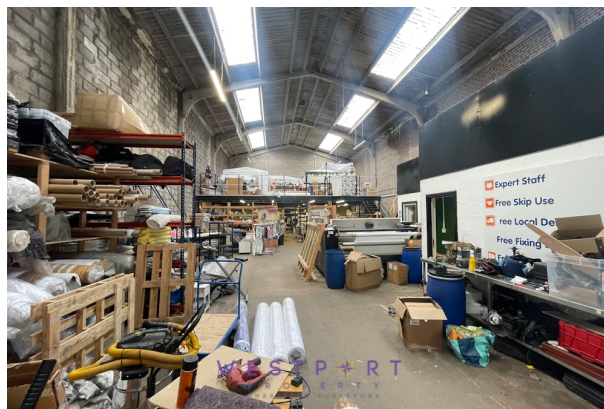
The premises are entered in the Valuation Roll with a Rateable Value as follows:-

Unit 1 - Warehouse - £11,200.

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## Viewings

Please contact the marketing agents on 01382 225 517.



## Viewing & Further Information



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