



Block E, Unit 36, Broughty Ferry Trade Park, 10 Tom Johnston Road, Broughty Ferry, DD4 8XR

NEW INDUSTRIAL / TRADE COUNTER UNIT - 1,050 SQ FT

Tenure	To Let
Available Size	1,050 sq ft / 97.55 sq m
Rent	£10 per sq ft
Service Charge	£0.68 per sq ft ex VAT
Rates Payable	£3,884.40 per annum Qualifying occupiers may benefit from 100% discount under the Small Business Bonus Scheme.
Rateable Value	£7,800
EPC Rating	Upon enquiry

Key Points

- Class 4, 5 & 6 Planning Consent
- Easy access to A92 and motorway network beyond
- Secure site with gated entrance and CCTV
- Established business location

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Description

Phase 3 of Broughty Ferry Trade Park has recently been completed and has been built to a very high standard to compliment the existing business park.

The development comprise two terraces of industrial units which can be made available together or individually to suit individual tenant requirements.

The development is accessed from the existing central access road and has allocated loading and parking areas situated to the front of the units.

The buildings are of steel portal frame construction and benefit 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 units are 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 and a gated entrance provides a safe and secure business premises.

Terms

The premises are available to lease on a full repairing and insuring basis at a rental of £10.00 per sq ft.

VAT

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

Accommodation

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

97.5 sq m (1,050 sq ft)

Rateable Value

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

NAV/RV - £7,800

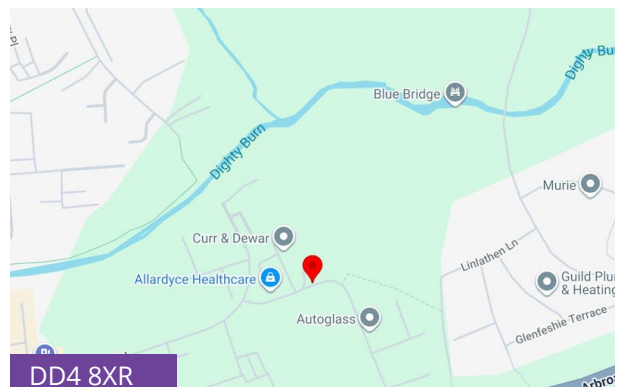
Qualifying occupiers may benefit from 100% discount under the Small Business Bonus Scheme.

Service Charge

A service charge will be applicable. Further details are available on request.

Date of Entry

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



Viewing & Further Information



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