



New Industrial / Trade Counter Units, Rutherford Road, Dryburgh Industrial Estate, Dundee, DD2 3QQ

UNITS FROM 1,000 SQ FT

AVAILABLE LATE 2025

Tenure	To Let
Available Size	1,000 to 15,000 sq ft / 92.90 to 1,393.55 sq m
Rent	£12 per sq ft ex VAT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION TO NORTH OF KINGSWAY (A90)
- MAIN ROAD FRONTAGE
- SUITABLE FOR CLASS 4 (BUSINESS), CLASS 5 (GENERAL INDUSTRIAL) & CLASS 6 (STORAGE & DISTRIBUTION)
- DAILY TRAFFIC COUNT OF 43,500 VEHICLES ON THE A90
- MIXTURE OF UNIT SIZES FROM 1,000 SQ FT
- AVAILABLE LATE 2025

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Description

The development will comprise three terraces of units with central access roads, allocated loading and parking areas situated to the front of each unit.

The current proposals will provide the following:-

- 15 no. units of approx. 1,050 sq ft
- 9 no. units of approx. 2,150 sq ft
- 2 no. unit of 3,175 sq ft

The units can, however, be made available as a whole or individually, depending on occupier requirements.

The proposed units will be of steel portal frame construction and benefit from both vehicle and pedestrian access doors, 3 phase power, a minimum 3.75 metres eaves height, WC facilities and connectivity to mains power, water and drainage.

Location

The proposed site is located in a highly prominent position to the north of the A90 (Kingsway) between Faraday Street and Baird Avenue, Dundee.

The site boundaries are formed by Faraday Street, Coupar Angus Road, Rutherford Road, Baird Avenue and an existing development to the east.

Access to the site is gained from two separate locations one being on Faraday Street and the other being on Rutherford Road from which access will be taken for the development.

Terms

The premises will be available to lease on a full repairing and insuring basis for a term to be agreed at a rental of £12.00 per sq ft.

Further details on rental are available on request.

Entry Timescale

The premises will be available for occupation from late 2025.

VAT

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

Business Rates

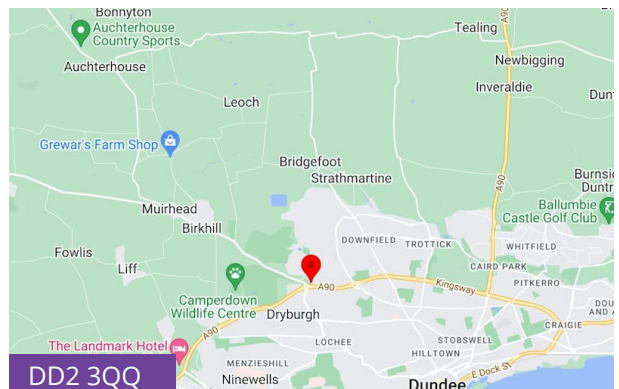
The premises will require to be assessed following completion of the construction works.

Energy Performance Certificate

Please contact the marketing agents for further information.

Viewing

Strictly by appointment with the marketing agents on 01382 225 517.



Viewing & Further Information



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