



Unit 2E Ainslie Street, Dundee, DD5 3RR
MODERN STARTER UNIT

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| Tenure | To Let |
| Available Size | 947 to 1,894 sq ft / 87.98 to 175.96 sq m |
| Rent | £10,800 per annum |
| Rates Payable | £3,535.80 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small> |
| Rateable Value | £7,100 |
| 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
- 100% Rates relief to qualifying occupiers
- Gated entrance
- ADJACENT UNIT POTENTIALLY AVAILABLE

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Description

The subjects comprise an end terraced unit within a development of three units with a central access road, secure allocated loading and parking areas situated to the front of the units.

The units are of steel portal frame construction and benefit from both vehicle and pedestrian access doors, 3 phase power, a minimum 5 metres eaves height, WC facilities and connectivity to mains power, water and drainage.

A gated entrance provides a safe and secure business location.

Location

The subjects are located within West Pitkerro Industrial Estate, situated approximately 3 miles north-east of Dundee city centre and close to the suburb of Broughty Ferry.

More precisely, the subjects are located to the north-west side of Ainslie Street, which benefits from excellent access from the B978 Baldovie Road and A92 Arbroath Road.

Surrounding occupiers include Royal Mail, Brown & Tawse, Metaltech UK, Geopost UK and Tokheim.

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515, 000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time.

Accommodation

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

Unit 2E - 88 sq m (947 sq ft)

The adjacent unit extending to 947 sq ft may also be available.

Terms

The premises are available to lease on a full repairing and insuring basis for a term to be agreed at a rental of £10,800 per annum.

Business Rates

The premises are currently entered in the valuation roll as follows:-

Workshop - Unit 2E - £7,100.

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

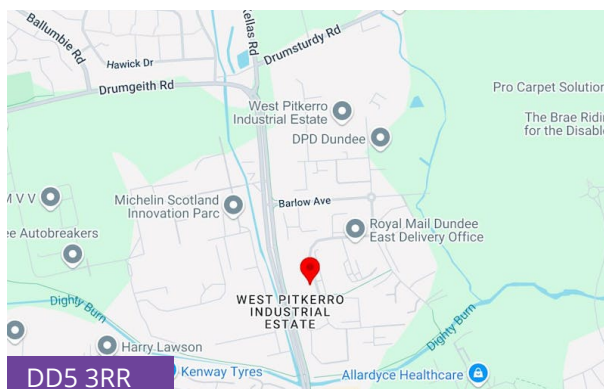
VAT

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

Service Charge

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

Viewing



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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