



W E S T P O R T
 PROPERTY
 CHARTERED SURVEYORS

Block 4 Nobel Road, Dundee, DD2 4UH

SUBSTANTIAL WAREHOUSE WITH OFFICE AND YARD

Tenure	To Let
Available Size	19,459 sq ft / 1,807.80 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- LARGE EXTERNAL YARD AND CAR PARKING SPACES
- ADJOINING SINGLE STOREY OFFICE BLOCK
- ESTABLISHED INDUSTRIAL ESTATE
- CLOSE TO KINGSWAY (A90)
- FLEXIBLE TERMS

Description

The property comprises a substantial warehouse building with an attached single storey office block.

The warehouse accommodation is of steel portal frame construction under an insulated pitched roof and with concrete slab floor. Internally they have an eaves height of 4.5 metres and gas blower heating.

The office block is of brick/block construction and provides principally open plan accommodation.

The site is well fenced and secure, with a good sized area of surfaced yard space.

Location

The property is located approximately 4 miles north-west of Dundee city centre, on the west side of Nobel Road, within Wester Gourdie Industrial Estate.

Wester Gourdie Industrial Estate is one of the city of Dundee's longest established industrial estates. The estate has easy access to the Kingsway, which forms part of Dundee's outer ring road, and therefore the subjects have easy access to main arterial routes and the trunk road network.

Accommodation

We estimate the gross internal areas of the accommodation to be approximately as follows:-

Warehouse - 1,605.20 sq m (17,278 sq ft)

Office - 202.66 sq m (2,181 sq ft)

TOTAL - 1,807.86 sq m (19,459 sq ft)

Terms

The premises are available by way of a full repairing and insuring lease at a rent to be negotiated. Further details are available from the marketing agents.

Business Rates

The premises currently have three separate listings on the Valuation Roll as follows:-

Workshop - £54,400

Office - £9,200

Yard - £7,500

VAT

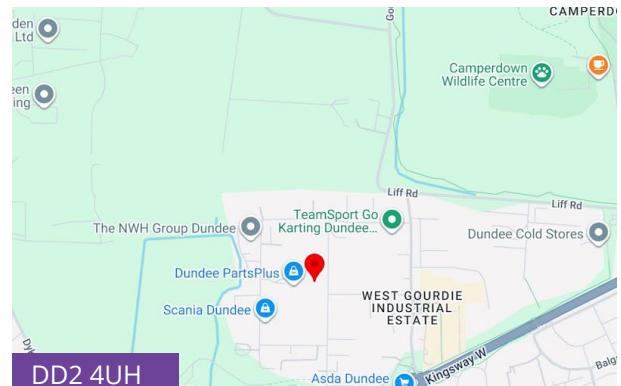
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Legal Costs

Each party will be responsible for their own Landlord's legal and professional costs.

Viewing

Viewing is strictly by appointment with the sole letting agents, Westport Property.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk



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