



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

Block 4 Nobel Road, Dundee, DD2 4UH

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

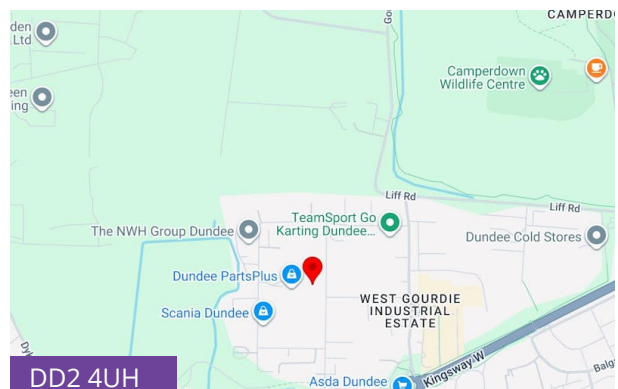
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

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

WESTPORT
PROPERTY
CHARTERED SURVEYORS

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 12/07/2025