



16b Tom Johnston Road, Dundee, DD4 8XD

MODERN WAREHOUSE & OFFICE

Tenure	To Let
Available Size	5,470 sq ft / 508.18 sq m
Rent	Rent on application
Rates Payable	£16,384.20 per annum
Rateable Value	£32,900
EPC Rating	Upon enquiry

Key Points

- MODERN INDUSTRIAL UNIT
- EASY ACCESS TO MOTORWAY NETWORK
- POSSIBLE TRADE COUNTER USE
- ESTABLISHED COMMERCIAL LOCATION
- OPEN PLAN WAREHOUSE
- CLOSE TO LOCAL AND NATIONAL OPERATORS

Description

The subjects comprise a purpose built modern semi-detached industrial building, with car parking and circulation space to the front.

The building is of steel portal frame construction with a solid concrete floor and double skin insulated profile aluminium sheet cladding to the outer walls and pitched roof. Lighting is provided by sodium fittings which supplement 10% translucent roof panels.

The premises benefit from a 3 phase power supply, a minimum eaves height of 4.0 metres rising to 8.6 metres, WC and kitchen facilities, and an electrically operated roller shutter door.

The office accommodation has been fitted out to an excellent standard with carpet flooring, suspended ceilings, fluorescent lighting, gas central heating and double glazed aluminium framed windows.

Location

The property is located on the east side of Tom Johnston Road within West Pitkerro Industrial Estate.

West Pitkerro Industrial Estate is a well established business location which sits approximately four miles north-east of Dundee city centre, well situated for access to main arterial routes.

Accommodation

We have measured the Gross Internal Area of the accommodation to be as follows:-

508 sq m (5,470 sq ft)

Terms

The premises are available by way of a new full repairing and insuring lease. Further details on rental are available from the marketing agent.

VAT

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

Rateable Value

The premises are currently entered in the Valuation Roll as follows:-

Warehouse & Showroom - £32,900

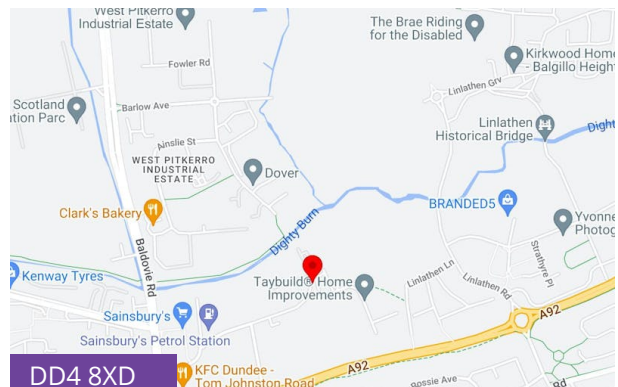
Any new occupier would have the right to appeal this rating assessment.

Energy Performance Certificate

Available on request.

Viewing

Strictly by appointment by the sole agents, Westport Property.



Viewing & Further Information



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WESTPORT
PROPERTY
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