



Unit B Scott Way, Pearce Avenue, West Pitkerro Industrial Estate, Dundee, DD5 3RX

MODERN STARTER WAREHOUSE/INDUSTRIAL UNIT

Tenure	To Let
Available Size	992 sq ft / 92.16 sq m
Rent	£8,000 per annum ex VAT
Service Charge	£552.64 per annum ex VAT
Rates Payable	£2,988 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£6,000
EPC Rating	Upon enquiry

Key Points

- Available now
- Established Commercial Location
- Qualifying occupiers may benefit from 100% rates relief
- Open Plan Warehouse
- Warehouse / Workshop with single WC

Description

The property comprises a modern single storey industrial unit of steel frame construction with concrete floor, infill walls of brick to the external leaf and concrete block to the internal leaf, and insulated profile aluminium sheet cladding to the upper walls and roof.

Internally the subjects consist of open workshop space and single WC.

The premises benefit from a 3 phase power supply, a minimum eaves height of approximately 3.5 metres, a manually operated roller shutter door, a gas blower heater, and lighting by way of fluorescent strip fittings.

Externally, parking is available to the front of the unit.

Location

The subjects are located on the north east side of Scott Way on West Pitkerro Industrial Estate located on the eastern periphery of Dundee, close to Broughty Ferry. The estate comprises a mixture of modern warehouse, workshop and office premises with surrounding occupiers comprising a mixture of national and regional occupiers.

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 the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

Terms

The premises is available on Tenants Full Repairing and Insuring Terms at a rental of £8,000 per annum & VAT

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the Gross Internal Area to be as follows:- 92.24 Sqm 992 Sqft

VAT

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

Business Rates

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

Store - £6,000

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

Entry

Immediate entry is available.

Energy Performance Certificate

Further details are available on request.

Viewing

Please contact the marketing agents on 01382 227 900.



Viewing & Further Information



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