



**ALLIED
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SCOTLAND**

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LARGE WORKSHOP & SECURE YARD TO LET

Harrison Road, Dryburgh Industrial Estate, Dundee, DD2 3SN

- ✔ Good quality workshop with large secure yard
- ✔ Established industrial location adjacent to the Kingsway (A90)
 - ✔ Could be sub-divided to create smaller units
 - ✔ Flexible lease terms on offer
- ✔ Extends to approximately 911.28 sq m (9,810 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Dundee is located on Scotland's east coast approximately 60 miles north of Edinburgh and 65 miles south of Aberdeen. Overlooking the Tay estuary, the city has a resident population of around 155,000 people and is undergoing an unprecedented period of growth and economic investment.

Harrison Road is situated to the north of Dundee and forms part of the established Dryburgh Industrial Estate. It is just off the Kingsway (A90) and is therefore a highly accessible location with excellent links to the main trunk road serving Aberdeen to the north and the central belt to the south.

Dundee benefits from its own airport with daily flights to London Stansted and is also served by East Coast Mainline rail services.

DESCRIPTION

The subjects comprise an extensive warehouse/workshop of steel frame construction which has recently benefited from the installation of a new roof and guttering system. There is a 3-metre-wide electric roller shutter and an extensive secure yard of approximately 0.25 acres to the front.

The accommodation, which has an eaves height of 4.75m, is surplus to requirements to the present occupier. It is currently set up as a variety of stores for building materials. For specific requirements it could be sub-divided to create two units of approximately 339 sq m (3,648 sq ft) with access doors already in place.

In addition to the warehouse/workshop space there is an office, staff room and toilet facilities. Additional offices can be made available in other parts of the building should those be required.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

911.28 sq m (9,810 sq ft)

RENT

Our client is seeking £39,240 per annum (£4 per sq ft) to grant a new lease.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £33,200 effective 1st May 2019. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property has supplies of mains water and electricity.

ENERGY PERFORMANCE CERTIFICATE

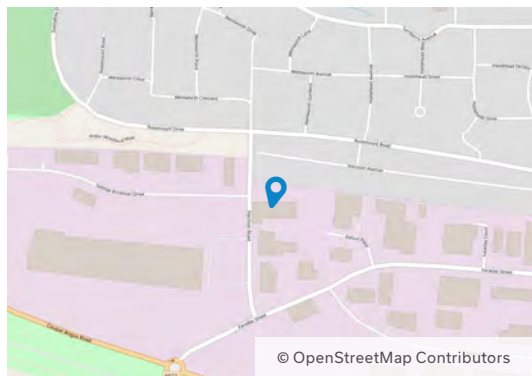
The Energy Performance Certificate is awaiting assessment.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent:

Allied Surveyors Scotland plc

Iain W. Mercer | Tel. 0131 357 4455

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