



WESTPORT
PROPERTY
CHARTERED SURVEYORS

FOR SALE, TO LET

**Faraday Street, Dundee, DD2
3QQ**

**Warehouse & Industrial, Trade Counter /
Showroom, Leisure
6,000 to 26,000 sq ft**

**DESIGN & BUILD OPTIONS ON PRIME
DEVELOPMENT SITE**

- APPROX 1.82 HA (4.50 ACRES)
- HIGH PROFILE SITE
- SUITABLE OF A VARIETY OF USES
- ADJACENT CAMPERDOWN LEISURE PARK
- OPPOSITE NEW PETER VARDY CAR SUPERMARKET

Location

The site is located at Camperdown junction adjacent to Dundee's Kingsway (A90) and Camperdown Leisure Park. The Kingsway forms the main arterial outer ring road through the city connecting to Aberdeen in the north and Glasgow and Edinburgh to the south. This is a very prominent site at the junction of Coupar Angus Road and Faraday Street, just north of the Kingsway slip road and close to Camperdown Park. It lies at the west end of Dryburgh Industrial Estate.

Dundee has a resident population of approximately 150,000 and a regional catchment population in the region of 340,000. The city is within 90 minutes drive time of 90% of the populations of Scotland.

The city is currently undergoing a £1bn regeneration project which will include an international museum (Victoria & Albert Dundee), a new train station, a marina and numerous office, leisure, residential and retail developments, all of which will attract hundreds of thousands of tourists, and bring in millions of pounds of investment to the local economy.

Description

The subjects comprise a site of fairly regular shape which we understand extends to 1.82 ha (4.50 acres) and benefits from access from Faraday Street to the north and Rutherford Road to the south east.

The site has two development platforms one with the potential to accommodate 12,000 sq ft and the other circa 26,000 sq ft.

Planning

The site is covered by Policy 1: Principal Economic Development Area in the Dundee Local Development Plan and, as such, will be safeguarded for Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage & Distribution). We are of the opinion that the site will be suitable for a variety of uses including industrial, trade counter, car showroom and leisure.

Terms

The subjects are available by way of an outright sale or, alternatively, our clients would create a purpose built unit for lease.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT which may be payable.

Legal Costs

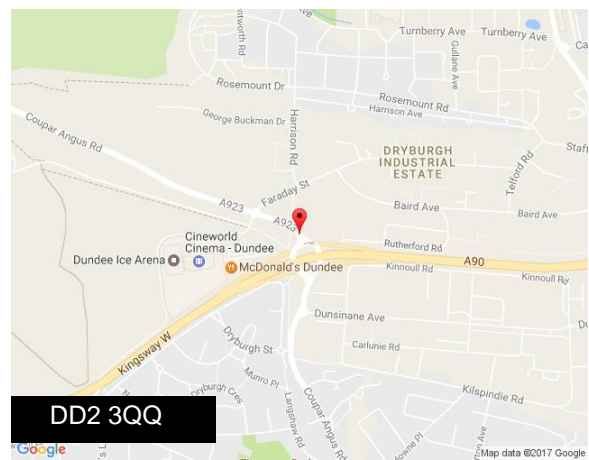
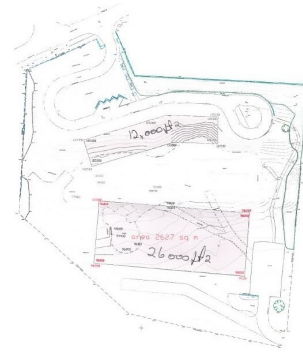
Each party will be responsible for their own legal costs with the purchaser or tenant being responsible for any Land & Building Transaction Tax and VAT incurred thereon in.

Further Information & Viewing

Further information is available on application to the marketing agents.

Energy Performance Rating

Available upon request.



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