



## LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront.

More precisely, the subjects are located 1.5 miles to the north of the city centre, off the Kingsway (East), on a newly created commercial site. Kingsway forms part of the city's outer ring-road which links into the A90 trunk road and as such lies within an excellent strategic location.

Surrounding operators are of mix of commercial to include; B&M, Asda, Arnold Clark and DC Thomson. Construction for a new build Aldi and Costa Coffee units will commence soon on site.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise 2 x terraces of new build industrial/business units contained within a site of circa 1 Acre.

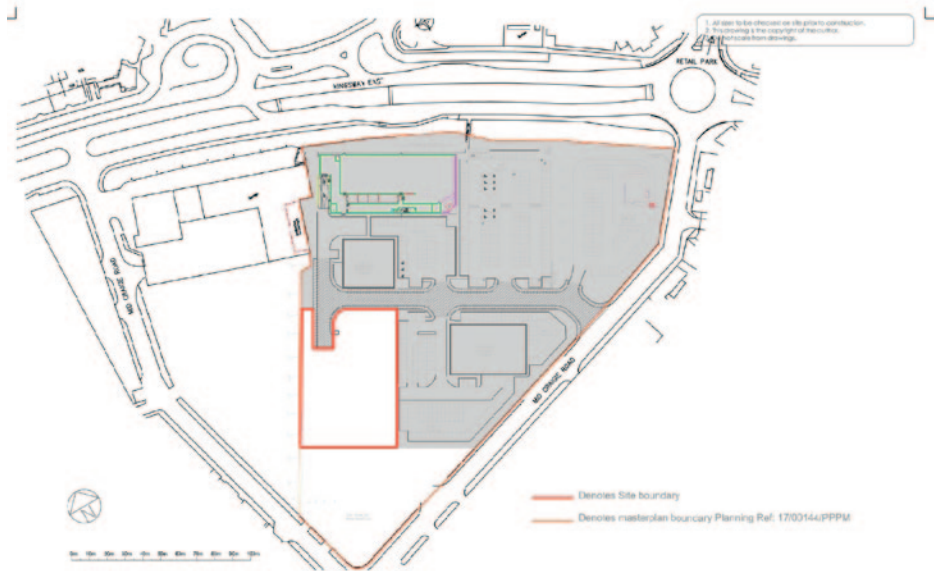
The proposed units will be of steel portal frame construction and benefit from both vehicle and pedestrian access doors. Dedicated car parking will be allocated to each of the units.

The subjects may suit a variety of different industrial/business uses or possibly trade counter.

## ACCOMMODATION

From plans provided we understand that each of the proposed units will have a GIA of 91.0 sq.m (980 sq ft). There will be 16 units in total.

Larger floor plates may be available with further information available from the Sole Letting Agents.



## DEVELOPMENT

The subjects sit within a commercial site off Kingsway East. The site will be re-developed within the coming months with a new Aldi and Cost Coffee Drive-Thru locating there. These units offer an excellent opportunity to locate to a visible and strategic location.

## TERMS

The subjects are offered To Let on standard commercial terms for a period to be negotiated.

Further information available from the Sole Letting Agents.

## RATEABLE VALUE

The subjects will be required to be assessed upon occupation.

## EPC

Available upon request.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

## To arrange a viewing contact:



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## IMPORTANT NOTICE

1. 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.
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6. Date of Publication: February 2018