



# TO LET/FOR SALE

**SUBSTANTIAL INDUSTRIAL /  
WAREHOUSE ACCOMMODATION**

**8 TOM JOHNSTON ROAD  
DUNDEE | DD4 8XD**

- Popular industrial location
- Sub-division potential from 1,858 sq m (20,000 sq ft)
- 3 tonne overhead crane within the rear extension to the factory
- Benefits from sustainable energy source with 215,000 kWh generated from solar panels
- On secure site of approximately 4 acres
- Main road frontage
- Excellent transport links

# LOCATION

The subjects are located within the well established West Pitkerro Industrial Estate, approximately 4 miles north-east of Dundee city centre and easily accessible from Arbroath Road.

West Pitkerro is a popular mixed use estate. Occupiers located nearby include KFC, Sainsbury's Supermarket, Aldi, Keep-Safe Storage Centre, Hillcrest Housing Association, GA Engineering, Royal Mail, DPD Group and Brown & Tawse. The estate is situated to the north of Broughty Ferry, which is a popular residential suburb with a population of approximately 18,000.

Dundee city has a population of circa 145,000 and an estimated regional catchment population of 400,000.



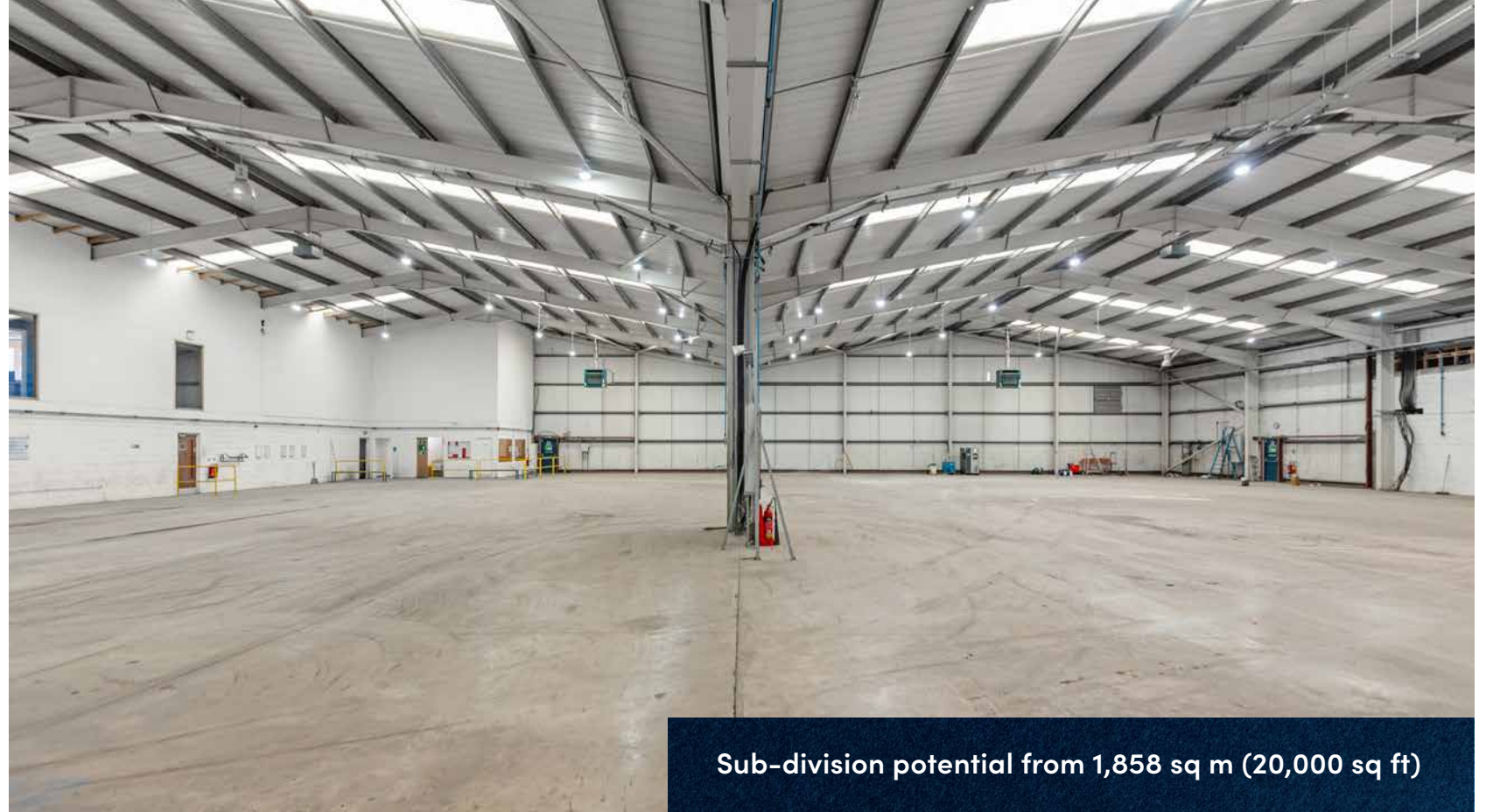
# DESCRIPTION

The subjects comprise a substantial detached modern industrial and office building with more recent warehouse extension to the rear. The property is of steel portal frame construction under a pitched roof and clad with insulated profile aluminium sheeting, and sits on a secure site of approximately 4 acres with ample car parking and vehicle turning space.

The warehouse accommodation is open plan throughout with concrete floor and a minimum eaves height of 5.5m. It benefits from front and rear access by way of 4 no. electric vehicular access doors leading to a sizeable surfaced yard space. Lighting is by way of sodium light fittings which supplement translucent roof panels, and heating is via gas fired air heaters. There is a 3 tonne overhead crane within the rear extension to the factory.

An internal two storey office block has been constructed to the front of the warehouse and this provides well presented accommodation with ancillary toilet and staff facilities.

The premises benefit from the ability to offer a sustainable energy source via solar panels generating in the region of 215,000 kWh per annum.





# ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

AREA	SQ M	SQ FT
Main Warehouse	5,247.95	56,489
Plant Room	70.27	756
Rear Extension	683.3	7,355
Office Block	682.72	7,349
Warehouse Office	105.41	1,135
Mezzanine	107.68	1,159
<b>TOTAL</b>	<b>6,897.33</b>	<b>74,243</b>



## TERMS

The subjects are available to lease on Full Repairing & Insuring Terms. Further details including the quoting rent on request.

Purchase offers for the feuhold interest (equivalent to English freehold) may also be considered. Further information is available from the joint marketing agents.

## VAT

All prices, premiums and rents are quoted exclusive of VAT.

## BUSINESS RATES

The subjects are currently entered in the Valuation Roll with a Rateable Value of £280,000.

The unified business rate for the year 2024/2025 is 55.9p (i.e a net liability of approximately £156,520) exclusive of water and sewerage rates.

## EPC

Available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

## FURTHER INFORMATION

For viewings and further information, please contact the joint agents below:

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# Ryden