



- **Surplus Workshop and Yard**
- **Up to 911.28 sq.m (9,810 sq.ft) available**
- **Extensive secure yard circa 1,000 sq.m (0.25 Acres)**
- **Flexible lease terms**
- **Possible further sub-division**
- **Free Parking**
- **CCTV**
- **24-hour access**
- **Ultra-Fast Internet**
- **Asking rents from £4 per sq.ft. (ex VAT)**

#### VIEWING & FURTHER INFORMATION:

Scott Robertson  
s.robertson@shepherd.co.uk

Gavin Russell  
g.russell@shepherd.co.uk

T: 01382 200454  
F: 01382 878008

[www.shepherd.co.uk](http://www.shepherd.co.uk)



# TO LET

## Workshop and Yard



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

#### LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Census 2011).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London (Stansted) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

Harrison Road is situated on the northern fringe of Dundee and is classed as forming part of Dryburgh Industrial Estate, one of the City's Principal Economic Development Areas; adjacent to the Outer Ring Road (A90) and handy for the local and in turn national road networks.

Adjacent properties comprise a mix of offices, workshop and warehouses.

#### WORKSHOP SPACE

Our client is offering an extensive warehouse/workshop unit which could be further sub-divided to provide smaller units.

The workshop extends to circa 911.28 sq.m (9,810 sq.ft) with an eaves height of 4.75 metres.

Externally there is an extensive secure yard circa 1,000 sq.m (0.25 Acres).

Further benefits include:

- High speed internet availability
- Modern office suites adjacent: Offices come with quality, modern office furniture as standard. (Offices can be provided unfurnished if preferable).
- Meeting rooms: Perfect for quick meetings or all-day sessions. Rooms can be booked by the hour to suit your needs.
- Free parking area.
- Safe & secure: Our site is monitored by McGill Security 24 hours per day.
- Kitchen: Unlike some business centres, we understand you need to eat during the day. You will be welcome to use our modern kitchen facilities.
- Collaboration: You will join a growing business community and mix with other great local businesses.

#### PROPOSAL

Our clients wish to lease the property for a term of years to be negotiated.

Rental offers from £4 per sq.ft. (ex VAT) are invited.

#### ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

#### SERVICE CHARGE

Ingoing tenants will be liable for service charge payments, details of which will be made available to interested parties.

#### VAT

For the avoidance of doubt any rent and service charge amounts quoted are exclusive of VAT which will be charged at the current rate.

#### PROFESSIONAL FEES

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

#### VIEWING

For further information or viewing arrangements please contact the sole agents:

A 13 Albert Square, Dundee, DD1 1XA

T 01383 878005

F 01382 878008

E Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)

Gavin Russell – [g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)

Publication date: May 2019