

Office pavilions from 5,000 sq ft to 13,000 sq ft
Industrial units from 5,000 sq ft to 25,000 sq ft

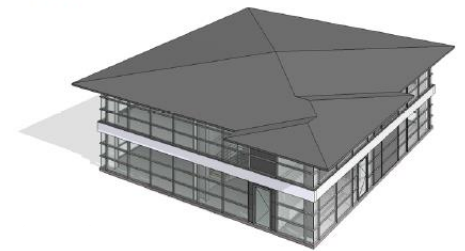
Property Highlights

- New highly specified development of office and industrial units
- Class 4, 5 & 6 planning consent
- Upgraded road access
- Prominent position on Carlogie Road (A930), close to the city of Dundee

Location

Carlogie Business Park lies one mile north of Carnoustie town centre on Carlogie Road, one of the main arterial routes in to Carnoustie.

The property has excellent transport links, being located 0.5 miles south of the A92. The A92 leads west towards Dundee before heading south to Edinburgh. It also links with the A90 leading north to Aberdeen and south to Stirling and Glasgow.



For viewing and further information, please contact:

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Description

Carlogie Business Park provides an excellent opportunity for office and industrial development that can be suited to bespoke occupier requirements.

Planning consent has been approved for 11 office pavilions and 6 industrial units set within an attractive landscaped environment.

The industrial accommodation will comprise high specification distribution/production units, each of which designed to modern energy efficient standards with good quality internal office accommodation, secure surfaced yards and dedicated car parking.

The office accommodation will similarly comprise high quality, Grade A specification which can be adapted to suit individual occupier requirements.

The Park will also offer an element of serviced sites for open air storage, complete with a full concrete yard and perimeter security fencing.

Energy Performance

EPCs will be available upon completion.

Accommodation

The available accommodation will extend to the following approximate floor areas:

Floor	Size (sq ft)
Office pavilions	5,000 to 13,000 (NIA)
Industrial units	5,000 to 25,000 (GIA)

Occupational Costs

On application.

Terms

Available to lease on full repairing and insuring terms with further information available from the sole letting agents, Cushman & Wakefield.

Alternatively, the Landlord may subdivide and sell in parts for future development.

Legal Costs

Both parties will be liable for their own legal costs.

Land & Buildings Transaction Tax (LBTT)

The incoming tenant or purchaser will pay all Land and Buildings Transaction Tax applicable.

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