FOR SALE
YARD + OFFICE

GRAHAM SIBBALD

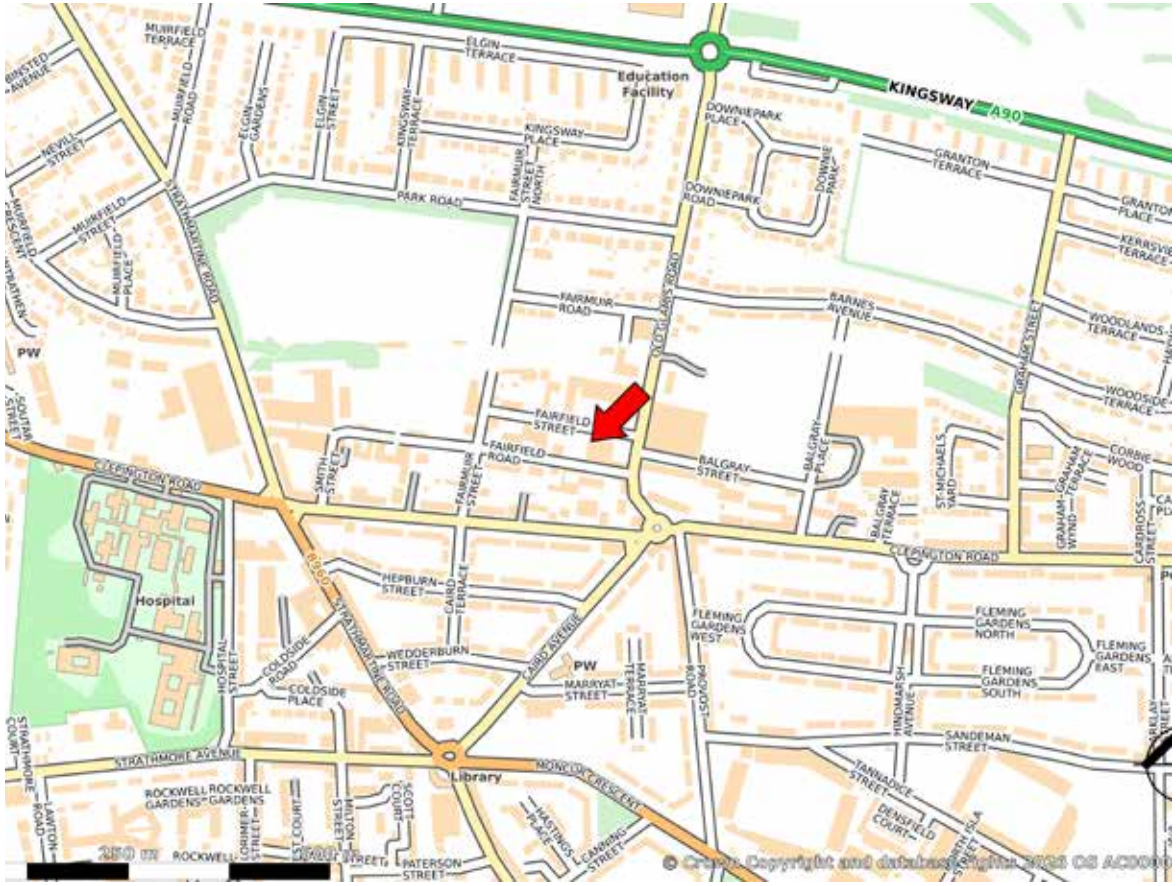


21 Fairfield Street
Dundee
DD3 8HX

- Secure Yard
- Established Commercial Location
- Good Access to Kingsway A90
- May Suit a Variety of Uses — STC
- Office/Workshop extends to approx. 149.14 sq.m. / 1,605 sq.ft.
- Site extends to approx. 0.34 acres
- Offers over £150,000 invited
- Closing Date: 11th December 2026

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of approximately 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retail and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within a 90 minutes' drive time.



More precisely, the subjects are located approximately 1½ miles north of Dundee City Centre on the south side of Fairfield Street close to the junction with Old Glamis Road. The surrounding area provides a mix of commercial tenants within a popular mixed use area. The location allows for easy access to Dundee outer ring road A90/Kingsway.

DESCRIPTION

The subjects comprise a large secure yard with a detached ground floor office providing reception, office rooms, kitchenette and WC facilities. All services /appliances have not and will not be tested.

The yard comprises a concrete and hardcore surface and is accessed directly from Fairfield Street and benefits from secure fencing and large metal gates and metal pedestrian access gate.

The site may suit a variety of occupiers subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Internal Floor Area:

Unit	Size (SQ.M.)	Size (SQ.FT.)
Office	149.14	1,605

The total site extends to 0.34 acres.





RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £15,100.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

TERMS

The subjects are available For Sale with offers over £150,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



GRANT ROBERTSON
Senior Director
grant.robertson@g-s.co.uk
07900 265 516



CHARLES CLARK
Commercial Property Agent
charles.clark@g-s.co.uk
07423 693 461

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2026

ANTI-MONEY LAUNDERING (AML) PROCESS
Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.