TO LET
YARD

GRAHAM SIBBALD



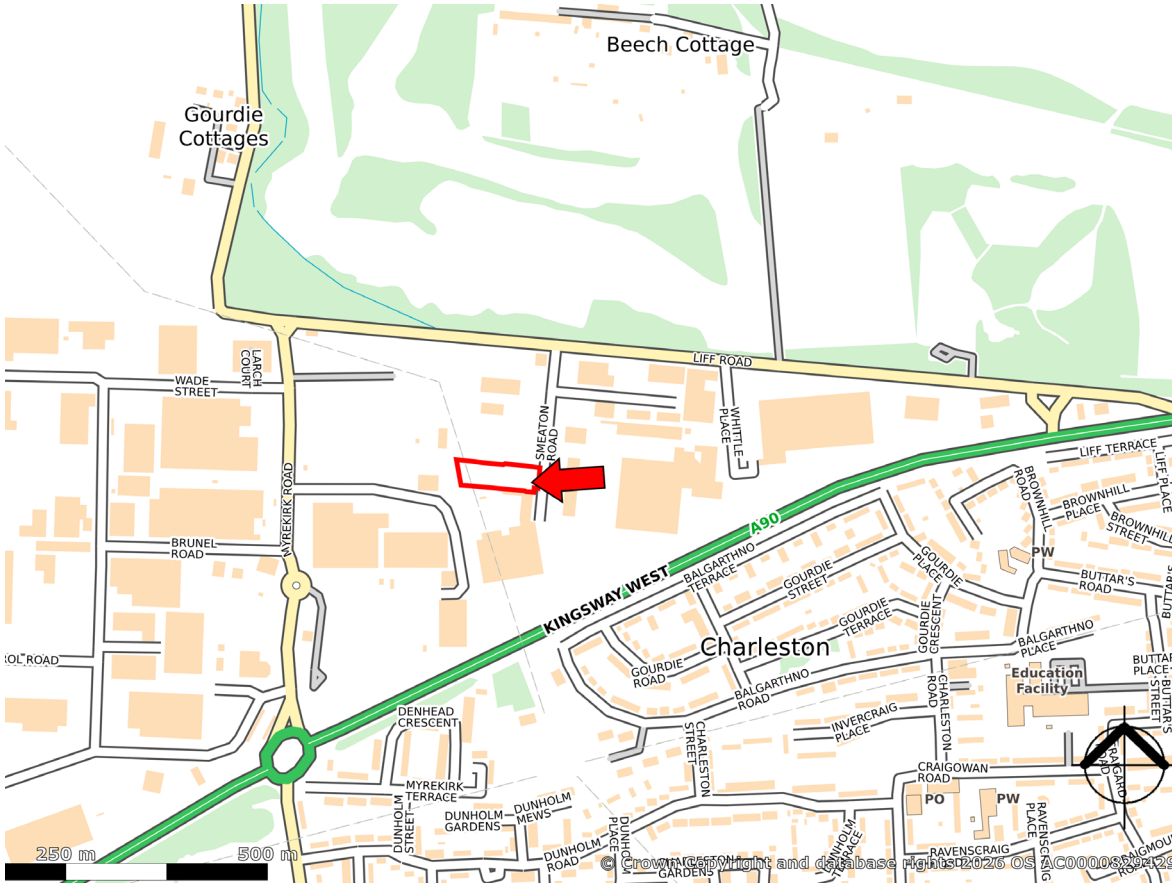
Yard 3, Smeaton Road
Dundee, DD2 4UT.

- Located within Wester Gourdie Industrial Estate
- Strategic and Prominent Position
- Excellent Access to Kingsway A90
- Secure Yard
- Extends to 0.75 acres

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 on Smeaton Road, on the edge of the Wester Gourdie Industrial Estate. Wester Gourdie is an established industrial/commercial area situated on the western boundary of the city. The estate benefits from excellent road links to the Kingsway outer ring road and Scotland's motorway network. The immediate and surrounding is home to a variety of national and local operators.



DESCRIPTION

The subjects comprise a secure yard within a popular and established industrial location. The yard comprises a hardcore surface and is accessed directly from Smeaton Road and benefits from secure fencing and large double leaf metal gates.

ACCOMMODATION

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

Description	Size (Acres)
Yard 3	0.75

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £26,100.

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

N/A

TERMS

The subjects are available To Let. Further information in this regard is available from the Sole Letting Agents.

VIEWING

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









To arrange a viewing please contact:



ANDREW DANDIE
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CHARLES CLARK
Property Agent
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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.
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: October 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.