

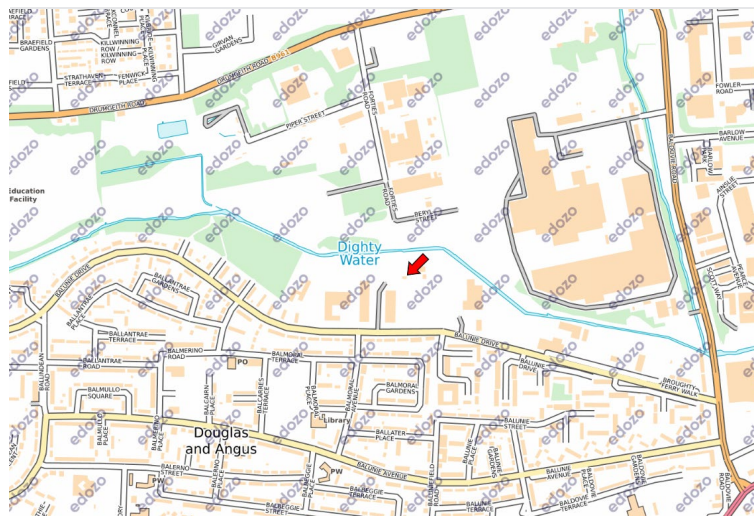
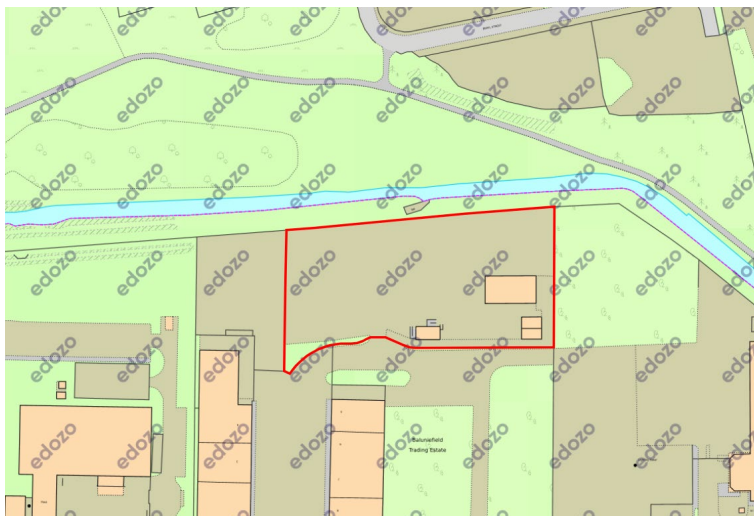
FOR SALE / MAY LET

DEPOT



Baluniefield Trading Estate
Balunie Drive
Dundee
DD4 8UT

- Established Industrial Location
- Extensive Yard and Car Parking
- Close Proximity to A92 and Kingsway
- Warehouse extends to 281.30 sq.m. / 3,028 sq.ft.
- Site extends to 1.7 acres



LOCATION

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

The subjects are located within Baluniefield Trading Estate, a multi let industrial estate contained within a large, secure yard. The estate is within close proximity to both the A92 Dundee to Arbroath road and the Kingsway, Dundee's outer ringroad.

More precisely, the subjects are accessed via a secure gate at the north side of the Baluniefield Trading Estate.

Surrounding occupiers include national companies such as Howdens, Sunbelt Rental and UK Greentech.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a standalone steel portal frame industrial unit and a standalone office block.

Internally the unit provides industrial space. The accommodation may suit a variety of industrial, storage or trade counter operations. The office comprises individual rooms, reception and WC.

The subjects benefit from a large secure yard with the site extending to 1.7 acres or thereby. The yard is partly concrete surfaced and partly hard standing.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Warehouse	281.30	3,028
Office	62.17	669

RATEABLE VALUE

The subjects have a Net and Rateable Value of £43,000.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers in the region of £400,000. Alternatively, there may be an opportunity for the subjects to be let. All disposal information available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

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

To arrange a viewing please contact:



Andrew Dandie
Partner
andrew.dandie@g-s.co.uk
01382 200064



Charles Clark
Graduate Surveyor
charles.clark@g-s.co.uk
01382 200064

ANTI-MONEY LAUNDERING (AML) PROCESS

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6. Date of Publication: December 2023