DM HALL

To Let

To Let - Extensively Refurbished Industrial Units



11 & 12 Nobel Road, Wester Gourdie Industrial Estate, Dundee DD2 4UH

212.84 to 1,685.54 sq m
(2,291 to 18,143 sq ft)

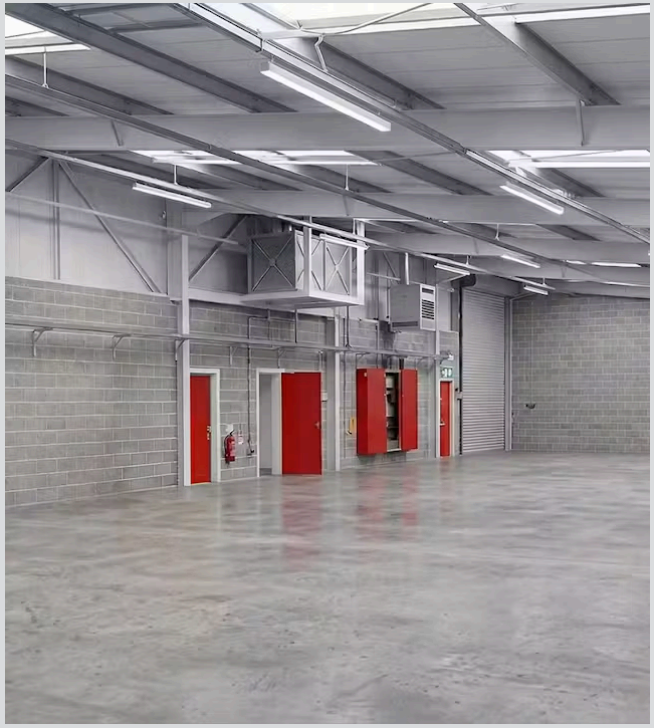
- Popular industrial location
- Convenient access to A90 Kingsway
- Extensively refurbished
- Units from 215 sq m (2,311 sq ft)
- Up to 18,143 sq ft available as whole
- Substantial yard and car parking spaces with each unit
- Secure yard (0.64 acre) within the estate
- Business rates relief up to 100% (SBBS)

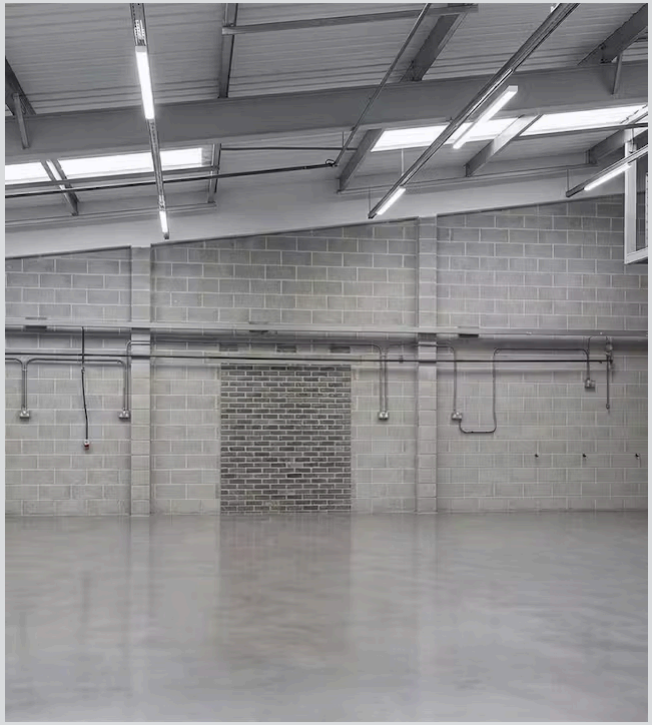
DESCRIPTION

THE SUBJECTS COMPRISE TWO TERRACES OF INTERCONNECTED INDUSTRIAL UNITS CAPABLE OF SUB-DIVISION, LOCATED ON A SECURE SITE BOUNDED BY A PALISADE FENCE WITH DUAL ACCESS GATES.

The units are currently the subject of an extensive refurbishment program and upon completion will benefit from the following specification:
Office accommodation
Toilet facilities
Kitchen / tea preparation areas
Electrically operated roller shutter loading doors
3 phase power supply
Extensive yard area









LOCATION

THE CITY OF DUNDEE HAS A POPULATION IN EXCESS OF 100,000 AND IS SITUATED ON THE NORTH BANK OF THE FIRTH OF TAY APPROXIMATELY 25 MILES NORTH EAST OF PERTH.

Dundee benefits from a new railway station located on the East Coast main line that provides connectivity to the Scottish Rail Network. The city has excellent road links with the M90 providing easy access to Aberdeen to the north and to Edinburgh and the central Scotland motorway system to the south.

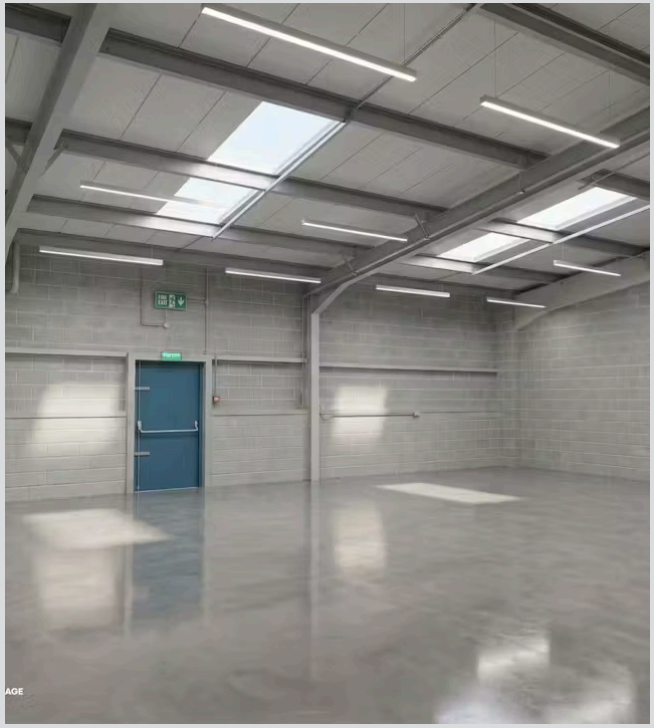
The subjects are located within the popular Wester Gourdie Industrial Estate that lies to the north west of the city centre. Nobel Road is one of the principal thoroughfares within the estate and is accessed from the Kingsway (A90) via Myrekirk Road and in turn Fulton Road.

FLOOR AREA

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Building Type	Size
Unit - Block 11 Units 1 -2	Unit	Block 11 Units 1 -2	Industrial / Warehouse	4,21(sq ft
Unit - Block 11 Unit 3	Unit	Block 11 Unit 3	Industrial / Warehouse	2,311 sq ft
Unit - Block 11 Unit 4	Unit	Block 11 Unit 4	Industrial / Warehouse	2,45 sq ft
Unit - Block 12 Units 1 - 2	Unit	Block 12 Units 1 - 2	Industrial / Warehouse	4,52 sq ft
Total				









NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

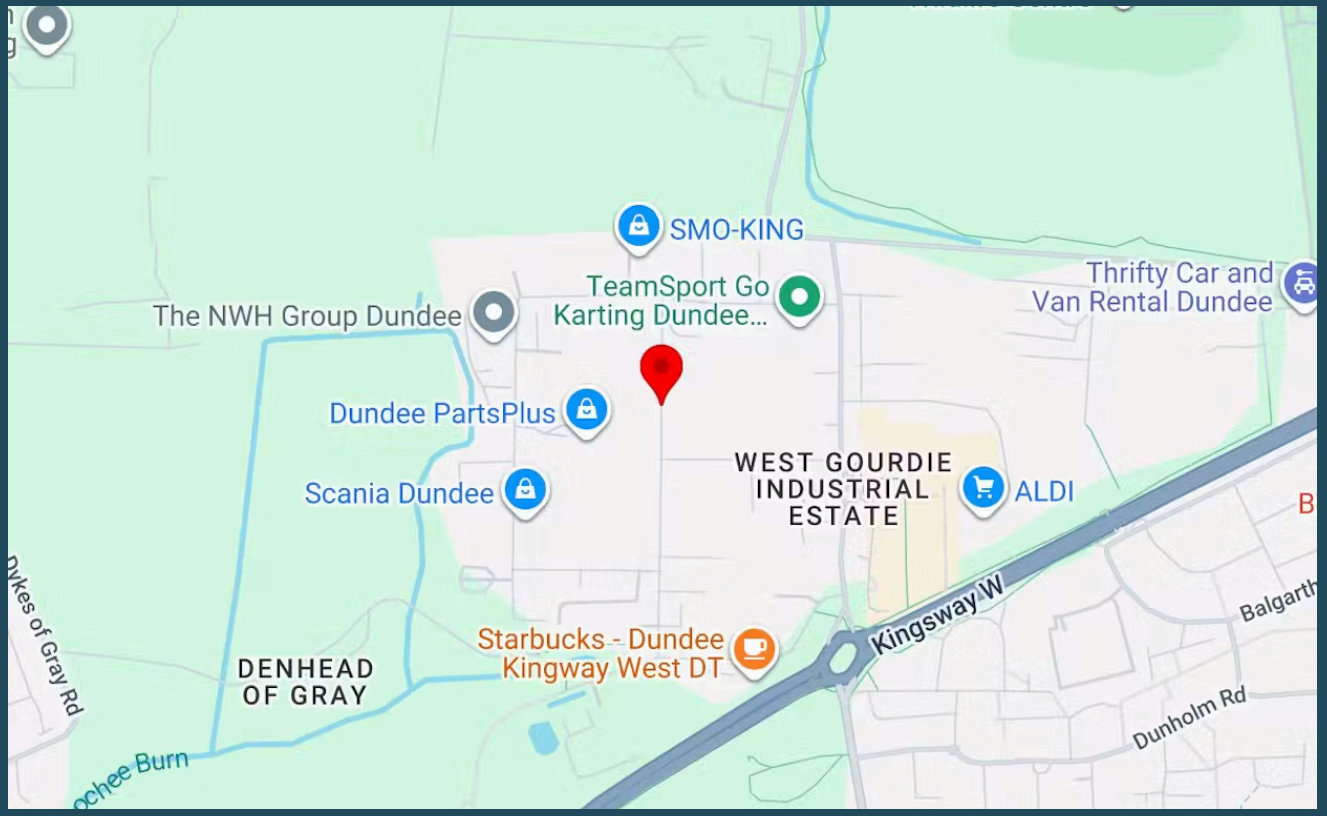
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

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DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3814

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