WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial, Trade Counter, Warehouse

TO LET



Camperdown Estate, Block A Rutherford Road, Dryburgh Industrial Estate, Dundee, DD2 3QQ

UNITS FROM 3,175 SQ FT

AVAILABLE LATE 2026

Tenure	To Let
Available Size	3,175 sq ft / 294.97 sq m
Rent	£38,100 per annum ex VAT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION TO NORTH OF KINGSWAY (A90)
- MAIN ROAD FRONTAGE
- AVAILABLE LATE 2026
- DAILY TRAFFIC COUNT OF 43,500 VEHICLES ON THE A90
- SUITABLE FOR CLASS 4 (BUSINESS), CLASS 5 (GENERAL INDUSTRIAL) & CLASS 6 (STORAGE & DISTRIBUTION)

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Description

The development will comprises three terraces of units with central access roads, allocated loading and parking areas situated to the front of each units.

The current proposals will provide the following:-

15 no. units of approx. 1,050 sq ft
9 no. units of approx. 2,150 sq ft
2 no. unit of 3,175 sq ft

The units can, however, be made available as a whole or individually, depending on occupier requirements.

The proposed units will be of steel portal frame construction and benefit from both vehicle and pedestrian access doors, 3 phase power, a minimum 3.75 metres eves height, WC facilities and connectivity to mains power, water and drainage.

Location

The proposed site is located in a highly prominent position to the north of the A90 (Kingsway) between Faraday Street and Baird Avenue, Dundee.

The site boundaries are formed by Faraday Street, Coupar Angus Road, Rutherford Road, Baird Avenue and an existing development to the east.

Access to the site is gained from two separate locations one being on Faraday Street and the other being on Rutherford Road from which access will be taken for the development.

Terms

The premises will be available to lease on a full repairing and insuring basis for a term to be agreed at a rental of £38,100 per annum, per unit.

Further details on rental are available on request.

Entry Timescale

The premises will be available for occupation from late 2026.

VAT

All prices, premiums and rents are subject to VAT at the prevailing rate.

Business Rates

The premises will require to be assessed following completion of the construction works.

Energy Performance Certificate

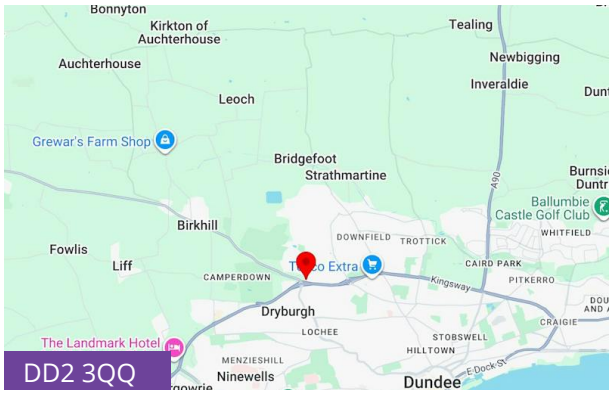
Please contact the marketing agents for further information.

Viewing

Strictly by appointment with the marketing agents on 01382 225 517.







Viewing & Further Information



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