



Broughty Ferry Trade Park, 10 Tom Johnston Road, Broughty Ferry, DD4 8XD  
**NEW BUILD STARTER UNITS**

Tenure	To Let
Available Size	1,055 to 2,110 sq ft / 98.01 to 196.03 sq m
Service Charge	Upon Enquiry
Rates Payable	£3,237 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£6,500
EPC Rating	Upon enquiry

**Key Points**

- Class 5 (Light Industry) Planning Consent
- Secure units easy with access to main arterial routes
- Qualifying occupiers may benefit from 100% rates relief
- Secure site with new entry gates, CCTV and fitted alarms

# Broughty Ferry Trade Park, 10 Tom Johnston Road, Broughty Ferry, DD4 8XD

## Description

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

Phase 2 provides two blocks of 18 units ranging from 1,055 sq ft to 2,110 sq ft. The units are available as a whole or individually, depending on occupier requirements.

The units are of steel portal frame construction and benefit from both vehicle and pedestrian access doors, 3 phase power, a minimum 4 metres eaves height, WC facilities and connectivity to mains power, water and drainage.

The business park is secured with ultra high definition 24hour colour image CCTV with automatic number plate capture, further enhanced with site wide security lighting. Each unit is secured with a security alarm providing certified security grading, meeting the highest of client and insurance provider requirements. Access to the business park is controlled via a high security automated sliding gate restricting access to unauthorised vehicles outwith business hours. Authorised access is granted 24hours a day with high security access tags providing business users complete peace of mind.

## Location

The property is located on the south east side of Tom Johnston Road, within the popular West Pitkerro Industrial Estate, approximately 4 miles north east of Dundee city centre.

West Pitkerro Industrial Estate is a well established business location situated to the north of Broughty Ferry. The subjects are easily accessible from Arbroath Road and are well situated for access to main arterial routes.

## Terms

The premises will be available to lease on a full repairing and insuring basis for a term to be agreed.

Further information on rent is available from the marketing agents on 01382 225 517.

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

## Viewing

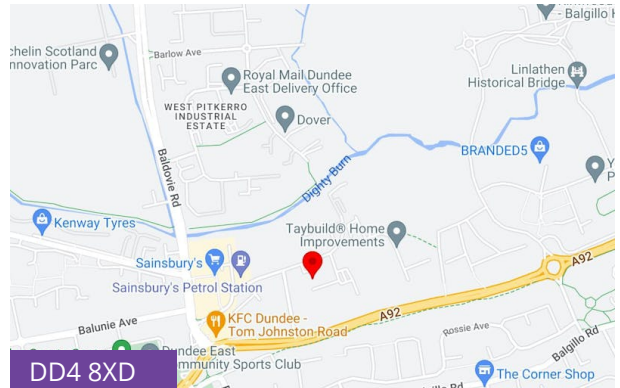
Strictly by appointment with the sole marketing agents.

## Entry Timescale

The premises will be available for immediate occupation.

## Business Rates

The premises require to be assessed for Rating purposes following completion of the construction works. Further information is available on request from the marketing agents.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
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