# TO LET

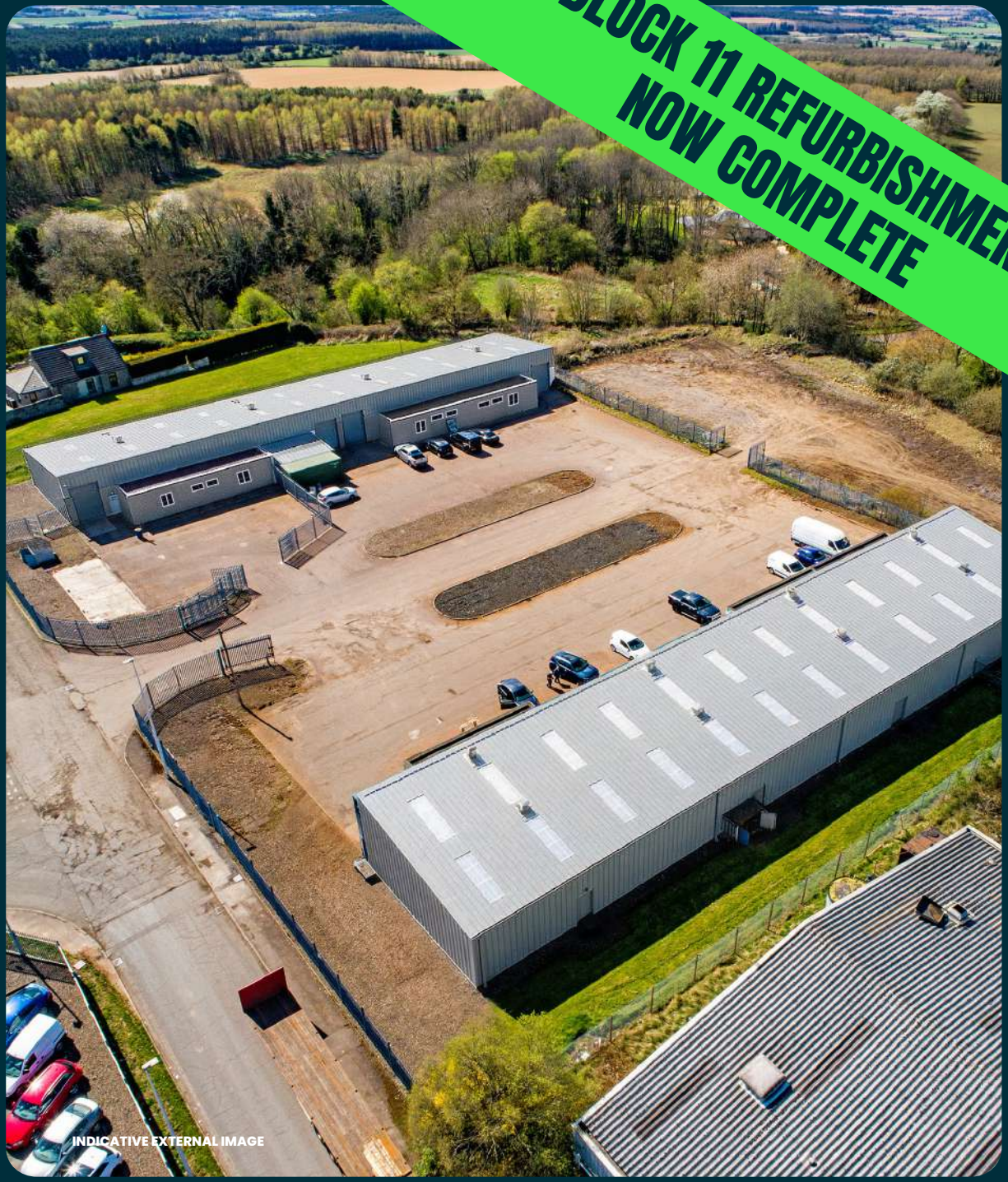
# BLOCKS 11 & 12 NOBEL ROAD

## DUNDEE | DD2 4UH

- 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 (0.635 of an acre) within the estate
- Business rates relief up to 100% (SBBS)

WESTER GOURDIE
INDUSTRIAL ESTATE

VIEW WEBSITE



# STRATEGIC LOCATION IN DUNDEE'S INDUSTRIAL CORRIDOR

**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.

GET DIRECTIONS




**150,000**
DUNDEE POPULATION

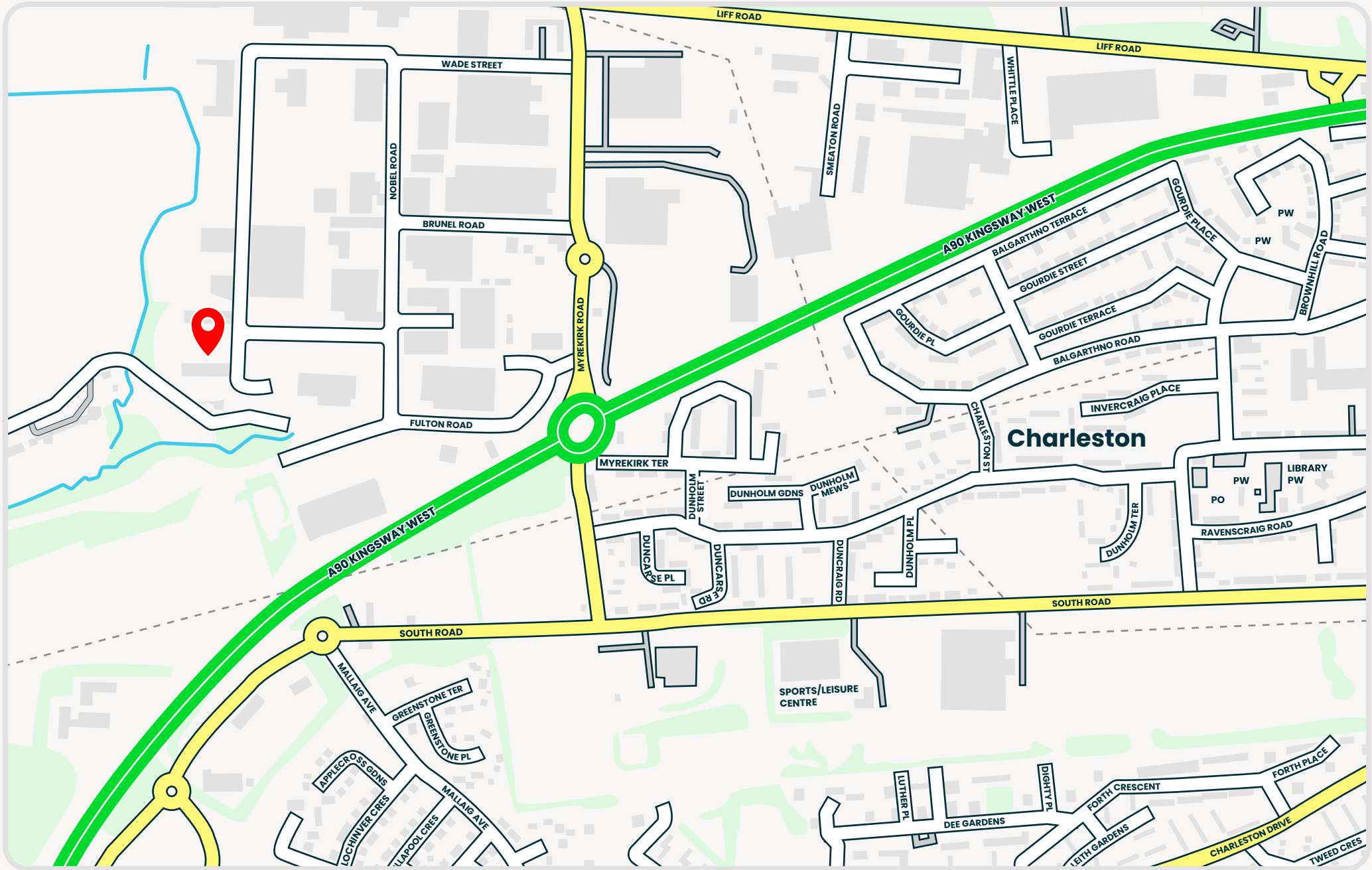
**10**
MINUTES FROM DUNDEE CITY CENTRE

**25**
MILES NORTH EAST OF PERTH

| DESTINATION | DURATION |
|---|---|
| Perth | 25 minutes |
| Stirling | 1 hour |
| Edinburgh | 1 hour 10 mins |
| Aberdeen | 1 hour 15 mins |
| Glasgow | 1 hour 30 mins |

# BLOCK 11 & 12 NOBEL ROAD, WESTER GOURDIE INDUSTRIAL ESTATE, DUNDEE





# BLOCK 11 & 12 NOBEL ROAD, WESTER GOURDIE INDUSTRIAL ESTATE, DUNDEE





# MODERN REFURBISHED INDUSTRIAL UNITS

## 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


INDICATIVE EXTERNAL IMAGE



INDICATIVE EXTERNAL IMAGE


BLOCK 11
SCANIA
INDICATIVE EXTERNAL IMAGE


BLOCK 12
INDICATIVE EXTERNAL IMAGE


BLOCK 12
YARD
BLOCK 11
INDICATIVE EXTERNAL IMAGE

# ACCOMMODATION, FLOOR AREAS & RENT

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition and the following Gross Internal Areas have been calculated.

All rents quoted at circa £8 below.

| UNIT | SQ.M. | SQ.FT. | RENT (P.A) |
|---|---|---|---|
| Block 11 Units 1-2 | 391.2 | 4,210 | £33,000 |
| Block 11 Unit 3 | 214.7 | 2,311 | £18,500 |
| Block 11 Unit 4 | 228.3 | 2,457 | £19,500 |
| Block 12 Units 1-2 | 420.6 | 4,527 | £36,000 |
| Block 12 Unit 3 | 218.0 | 2,347 | £18,750 |
| Block 12 Unit 4 | 212.8 | 2,291 | £18,500 |
| TOTAL | 1,685.6 | 18,143 | £144,250 |

| | |
|---|---|
| Secure Yard | 0.64 acres |

# BUSINESS RATES

Reference to the Scottish Assessor's Association website has confirmed the following Rateable Values effective from 1st April 2026:

| UNIT | RATEABLE VALUE | SBBS Relief |
|---|---|---|
| Block 11, Unit 1-2, Nobel Road | £17,000 | |
| Block 11, Unit 3, Nobel Road | £9,800 | 100% |
| Block 11, Unit 4, Nobel Road | £10,500 | 100% |
| Block 12, Unit 1-2, Nobel Road | £20,300 | |
| Block 12, Unit 3, Nobel Road | £11,400 | 100% |
| Block 12, Unit 4, Nobel Road | £11,600 | 100% |
| Yard, Nobel Road | £6,600 | 100% |

Effective from 1st April 2026, rates will be charged at 48.1p/£ based on rateable value. Properties with rateable values below £12,000 may be eligible for 100% relief or an element of relief for properties with rateable values up to £15,000 under the Small Business Bonus Scheme. Further information on rates payments is available on www.saa.gov.uk.

# LEASE TERMS

The subjects are available on new Full Repairing and Insuring lease terms for a period to be agreed. Further information is available from the sole letting agents.

# LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in any transaction.

# VAT

All prices quoted are exclusive of VAT which may be chargeable.

# INTERNALS











# VIEWING ARRANGEMENTS

Strictly by contacting the joint letting agents:




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**Partner**
**T:** 07720 055655
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**Surveyor**
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**Associate**
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CHARTERED SURVEYORS

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## WESTER GOURDIE
INDUSTRIAL ESTATE

VIEW WEBSITE


DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers, vendors and tenants. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



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