

INDUSTRIAL/WAREHOUSE ACCOMMODATION

TO LET

RIVERSIDE PARK – WRIGHT AVENUE, DUNDEE DD1 1UR



| UNITS FROM 10,000 SQ FT.

| AVAILABLE IN PART OR WHOLE

| STRATEGIC POSITION OFF RIVERSIDE DRIVE

| CLOSE TO DUNDEE AIRPORT

| NEIGHBOURING OCCUPIERS – Hermes & Amazon

| NEARBY ACCESS TO KINGSWAY A90.

| EXCELLENT LOGISTICS/DISTRIBUTION LOCATION.

Dundee has lowest drive time to the largest % of Scottish population

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Location

Dundee, The City of Discovery, is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes drive. Dundee also has its own Airport providing daily scheduled flights to London.

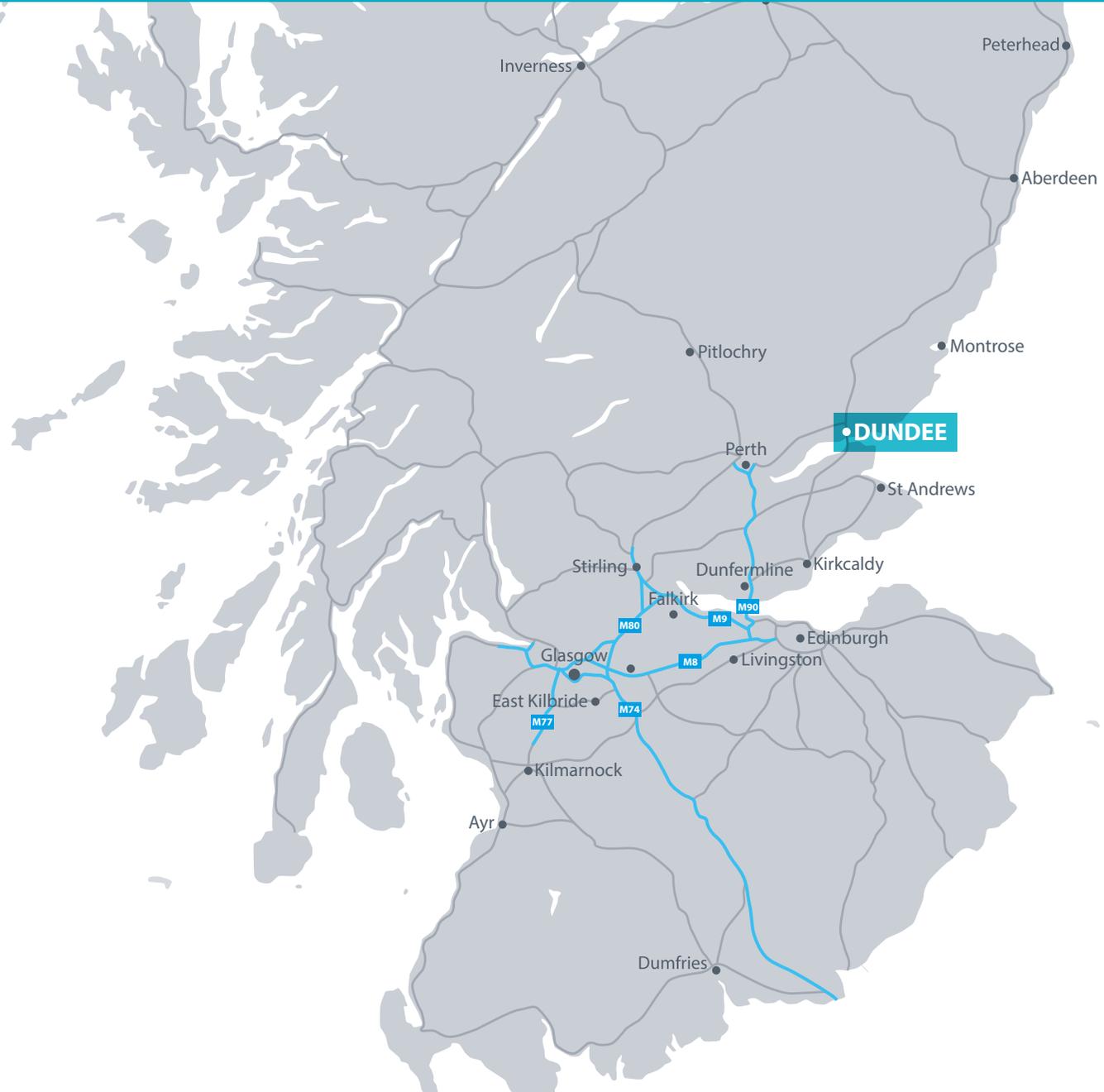
Dundee is currently undergoing an £1 billion transformation of its Waterfront which comprises circa 240 Hectares of development land, new state of the art Train Station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London.

More precisely, the subjects are located in Wright Avenue circa 3 miles west of Dundee city centre. Wright Avenue is accessed directly off Riverside Drive/A85 which is one of the main traffic thoroughfares leading to Dundee city centre. The industrial parks location allows for easy access to Dundee's outer ring road/Kingsway which links into Scotland's main motorway network via the A90/M90.

Riverside Park sits within a popular mixed use business location, surrounding occupiers include; Hermes, Amazon, Dundee Airport etc.

Travel Times

ABERDEEN	68 Miles
PERTH	18 Miles
INVERNESS	125 Miles
EDINBURGH	60 Miles
GLASGOW	75 Miles



Industrial/warehouse accommodation contained within a popular and established industrial location

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Description

The subjects comprise industrial/warehouse accommodation contained within a popular and established industrial location. The property is off steel portal design with a boxed clad finish. Ample onsite car parking and circulation yard compliments the space available for lease.

A number of vehicle and pedestrian doors provide access to the property, along with dock leveller access on the southern elevation of the building.

Internally the subjects are reasonably regular in their configuration and can be occupied in part, or whole. Further information available from the Sole Letting Agents.



Lease Terms

Further information in this regard available from the Sole Letting Agents.

EPC

Available upon request.

Rating Assessment

The property is entered in the Valuation Roll with a Net and Rateable Value of £132,000.

The subjects will require to be assessed for rating purposes upon occupation should they be let in part. Interested parties are encouraged to speak to Dundee City Council in this regard.

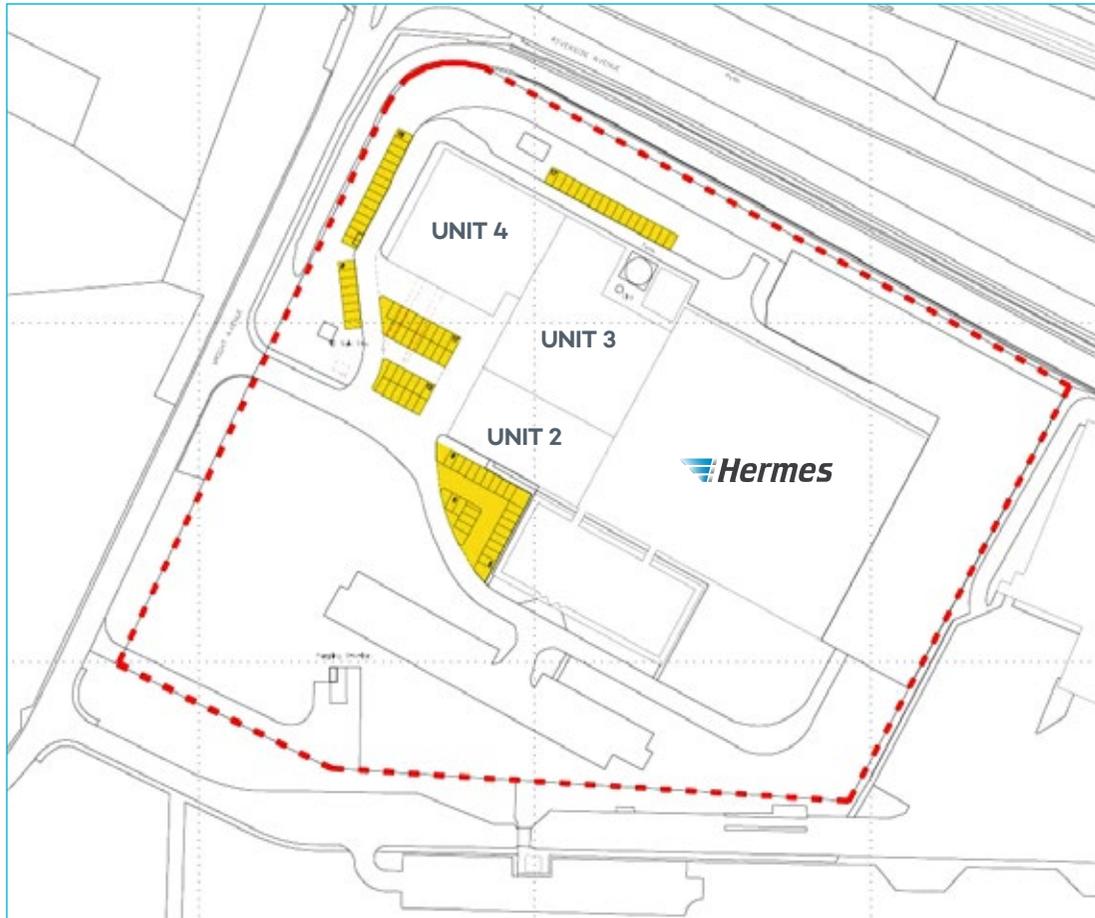
VAT

All figures are quoted exclusive of VAT.



4,270 sq ft to 45,962 sq ft

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INDICATIVE ONLY

Accommodation

The subjects have been measured in accordance with the RICS Property Measurement (2nd edition) and floor areas calculated in accordance with the RICS Code of Measurement Practice (6th Edition). We estimate the subjects extend to the following:

TOTAL GIA - 4,270 sq m (45,962 sq ft).

Subdivision will be considered along the following floor plates:

Unit 2	878 sq m (9,450 sq ft)
Unit 3	1,918 sq m (20,645 sq ft)
Unit 4	1,474 sq m (15,866 sq ft)

Viewing and Further Information

To arrange a viewing or for further information please contact either:

Garth Davison

e: garth.davison@g-s.co.uk

t: 01382 200064

Andrew Dandie

e: andrew.dandie@g-s.co.uk

t: 01382 200064



01382 200 064
g-s.co.uk

LOTUS
PROPERTY

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