

## DUNDEE – UNIT 4, TAYGATE TRADING ESTATE

**\* DUE TO RELOCATION – WAREHOUSE UNIT AVAILABLE \***

### LOCATION

Taygate Trading Estate is an established industrial location benefitting from access to the city's Outer Ring Road, the Kingsway. The Estate can be accessed via Coldside Road which runs between Strathmartine Road and Strathmore Avenue.

The development comprises 9 units arranged in the terraced rows of concrete portal frame design.

### THE PROPERTY

The premises have an internal eaves height of approximately 6m (19' 07") with a tarmac communal yard providing substantial parking. Access to the unit is via a pedestrian door and vehicle roller shutter doors. Internally, the unit provides open plan space with office and WC facilities offering the following approximate floor area:-

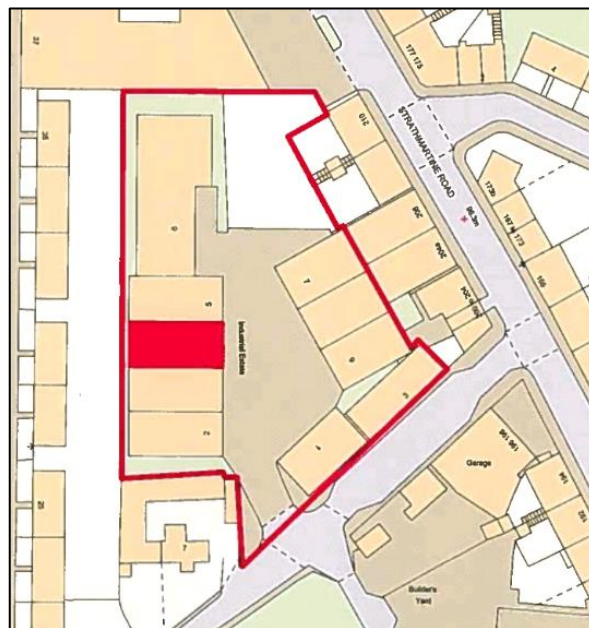
Ground Floor - 279.82 m<sup>2</sup> 3,012 sq.ft.

### LEASE

The premises are available by way of an assignation of the existing lease expiring in March 2022, subject to an upward only rent review in March 2017, at a current passing rental of **£12,000 p.a. excl.** The lease also contains a tenant only break in March 2018 and annually thereafter.

### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.



### RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

<b>Rateable Value</b>	-	<b>£11,900</b>
<b>UBR (2016/2017)</b>	-	<b>48.4p</b>
<b>Rates Payable (2016/2017)</b>	-	<b>£5,760</b>

Interested parties are advised to make their own enquiries to the Local Authority.

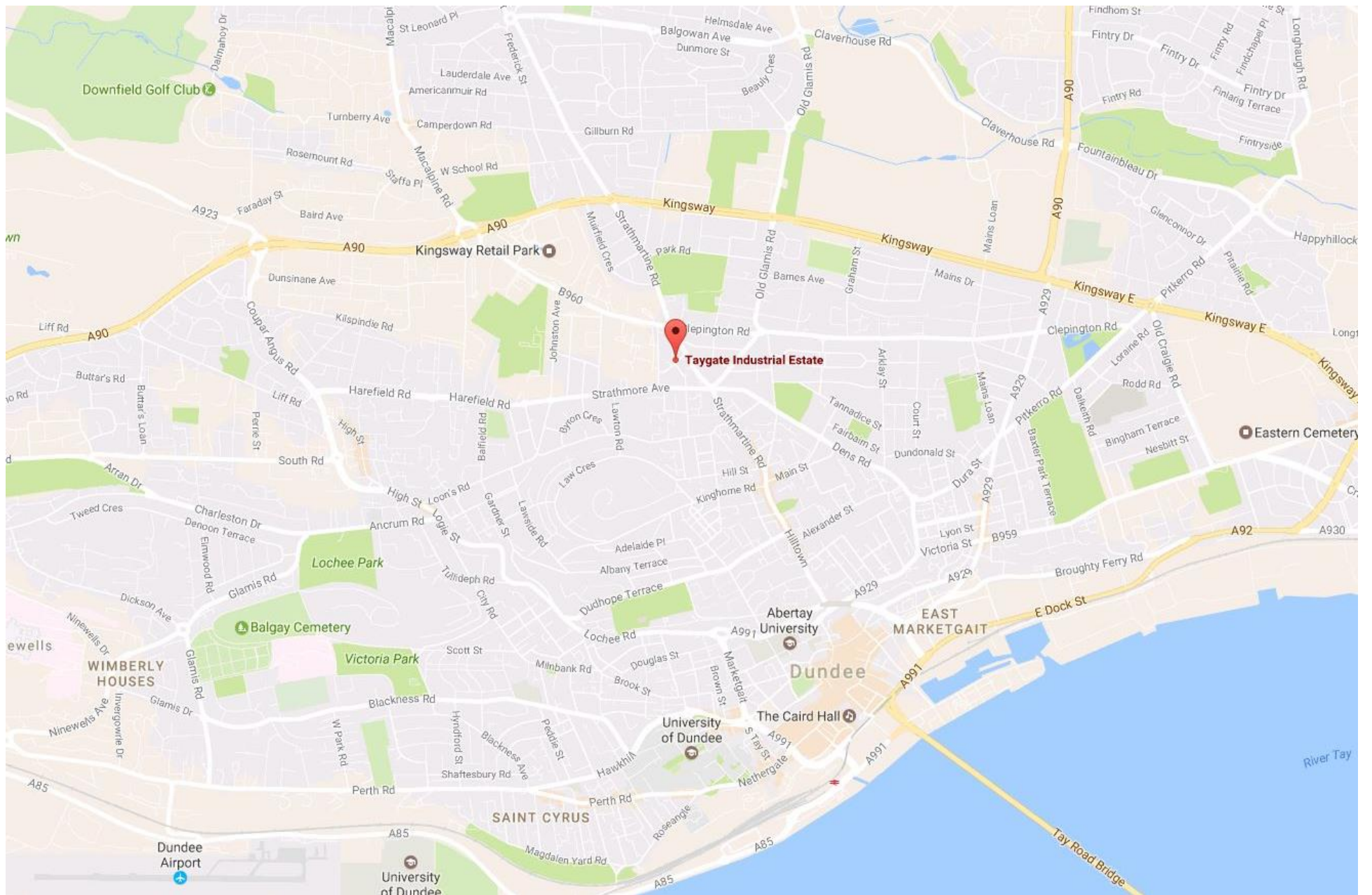
### INSPECTION

Inspections may only be carried out with prior notice by contacting:-

**John Mortimer** [johnmortimer@smithprice.co.uk](mailto:johnmortimer@smithprice.co.uk) or  
**Sam Russell** [samrussell@smithprice.co.uk](mailto:samrussell@smithprice.co.uk)

**Tel: 020 7409 2100**

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