LAST REMAINING UNITS

New Craigie Road, New Craigie Retail Park, Dundee DD4 7RF

- New build industrial units
- Strategic location
- Units from 91.0m (980 sq.ft)
- Part let to Screwfix
- May qualify for 100% rates relief
LOCATION
Dundee is Scotland’s fourth largest city with an established population of 146,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland’s east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee’s city waterfront.

More precisely, the subjects are located 1.5 miles to the north of the city centre, off the Kingsway (East), on a newly created commercial site. Kingsway forms part of the cities outer ring-road which links into the A90 trunk road and as such lies within an excellent strategic location.

Surrounding operators are a mix of commercial to include; B&M, Asda, Arnold Clark and DC Thomson. Construction of a new build Aldi and Costa Coffee has commenced on site.

DESCRIPTION
The subjects comprise 2 x terraces of new build industrial/business units contained within a site of circa 1 Acre.

The units are of steel portal frame construction with profile clad finish and benefit from both vehicle and pedestrian access doors. Dedicated car parking will be allocated to each of the units.

ACCOMMODATION
Each of the units has a GIA of 91.0 sq m (980 sq.ft).

<table>
<thead>
<tr>
<th>Unit(s)</th>
<th>Tenant</th>
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<tbody>
<tr>
<td>2-7</td>
<td>Screwfix</td>
</tr>
<tr>
<td>8</td>
<td>Green Pads</td>
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<tr>
<td>9</td>
<td>Available To Let</td>
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<td>10</td>
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<td>15</td>
<td>Available To Let</td>
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<tr>
<td>16-17</td>
<td>Window Supply Company Ltd</td>
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DEVELOPMENT
The subjects sit within a commercial site off Kingsway East. The site will be re-developed within the coming months with a new Aldi and Costa Coffee Drive-Thru locating there. These units offer an excellent opportunity to locate to a visible and strategic location.

TERMS
The subjects are offered To Let on standard commercial terms for a period to be negotiated.

Rent from £8.50 per sq.ft subject to a service charge. Further information available from the Sole Letting Agents.

RATEABLE VALUE
The subjects will be require to be assessed upon occupation.

EPC
Available upon request.

VAT
For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING
Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:

Garth Davison
Associate
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01382 200 064

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