

# TO LET

## OFFICE



## KINGFISHER HOUSE, BARLOW PARK, WEST PITKERRO, DUNDEE, DD5 3UB

- MODERN OPEN PLAN OFFICE SUITE.
- 287 SQ.M. / 3,093 SQ.FT. OR THEREBY.
- BUSY COMMERCIAL LOCATION.
- ON-SITE CAR PARKING.





To arrange a viewing contact:



**Garth Davison**

Associate

garth.davison@g-s.co.uk

01382 200 064

**Euan Roger**

Graduate Surveyor

euan.Roger@g-s.co.uk

01382 200 064



**Fergus McDonald**

fergus@westportproperty.co.uk

01382 225517

**Adam Hutcheson**

adam@westportproperty.co.uk

01382 225517

On the instructions of



#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2019

#### LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects are located within the established West Pitkerro Industrial Estate which offers excellent links to the A90 trunk road to both Aberdeen in the north and the central belt via Scotland's motorway network. There is direct access to the Dundee to Arbroath A92.

West Pitkerro Industrial Estate is home to a variety of national and local operators including Tokheim, DPD and NOV.

The approximate location is shown by the OS Plan.

#### DESCRIPTION

The subjects comprise a modern first floor office suite within Kingfisher House, a two storey detached office pavilion building. The suite provides open plan office accommodation with kitchen and toilet facilities.

There is ample car parking on site.

#### AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Gross Area to be as follows:- 289 SQ.M. / 3,093 SQ.FT.

#### RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £25,600.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

#### LEASE TERMS

The subjects are available to lease on full repairing and insuring terms for a period to be negotiated. Rental offers in excess of £26,300 per annum. Further information available from the Joint Letting Agents.

#### EPC

Available on 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 Joint Letting Agents, Messrs. Graham + Sibbald.