



# TO LET HIGH QUALITY INDUSTRIAL UNIT

ESTABLISHED TRADE  
COUNTER LOCATION

EXCELLENT LOCATION  
FRONTING BUSY MAIN  
ROAD

CLOSE PROXIMITY TO  
KINGSWAY

NEW ROOF RECENTLY  
INSTALLED

GENEROUS CAR PARKING

GIA: 535 SQ M (5,759 SQ  
FT)

RENTAL OFFERS ON  
APPLICATION



WHAT 3 WORDS

**(UNIT 1), 119 CLEPINGTON ROAD, DUNDEE, DD3 7NU**

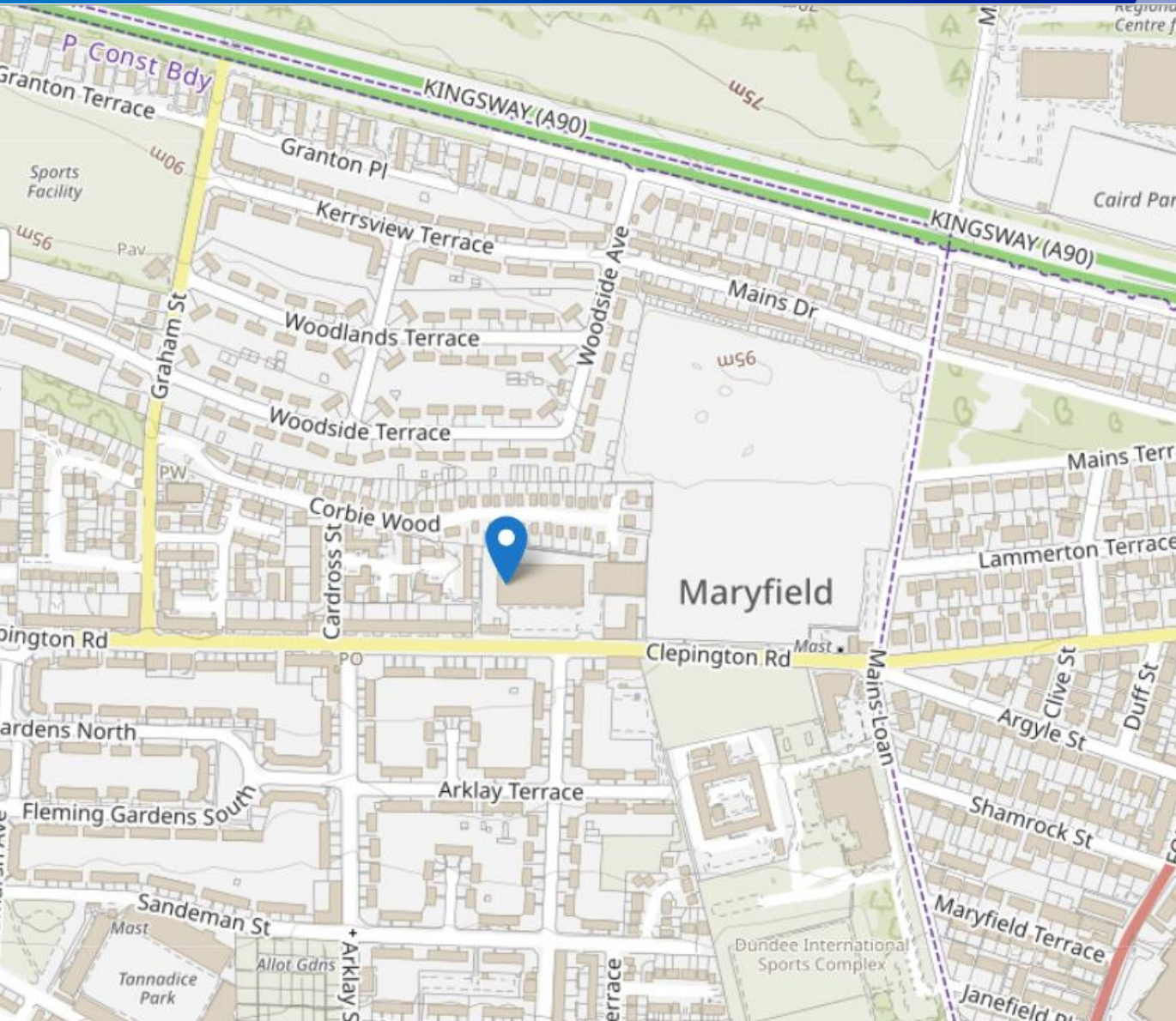
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# Location

UNIT 1, CLEPINGTON RD, DUNDEE, DD3 7NU



## Location

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 Kilometres ( 65 miles) to the north) and Edinburgh (circa 96 kilometres ( 60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre

The subjects are located within an established trade centre on the north side of Clepington Road, a main thoroughfare to the north of the City Centre. There are a number of established occupiers within the development including Dingbro t/a Auto Save Components, CTD Tiles and Highland Industrial Supplies.

The site is located adjacent to Barratt Homes Kieller's Rise housing development which will provide a combination of houses and flats totaling around 220 units.

**High Quality Trade Counter / Industrial Unit**



# Description

UNIT 1, CLEPINGTON RD, DUNDEE, DD3 7NU



## Description

The subjects comprise a mid-terraced trade counter unit, of steel frame construction with block walls, metal cladding and a pitched roof.

The property features a metal framed and glazed pedestrian door to the front, with delivery access to the rear.

The development benefits from substantial private customer car parking to the front of the premises. The property is currently equipped as a trade counter but offers the opportunity to be converted into a range of commercial uses, subject to the relevant planning consent.

The subjects have recently had a new roof installed by the landlord.

## Accommodation

The Gross External Area extends to approximately 535 SQ.M (5,759 SQ.FT).

The foregoing areas have been calculated on a Gross Internal Area Basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).





## EPC

Available upon request

## Rateable Value

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £37,600

The unified Business Rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

## Lease Terms

The property is available on traditional full repairing and insuring terms.

Rental Offers on application.

## Viewing / Further Information

Further Information and Viewing Arrangements are available by the Sole Letting Agents.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## VAT

Prices quoted are exclusive of VAT if applicable

## Service Charge

Ingoing tenants will be liable for a service charge, details of which will be made available to interested parties.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Scott Robertson**

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need 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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