

TO LET / MAY SELL

OFFICE & YARD

2 STOREY DETACHED OFFICE

STORAGE UNIT AND YARD
WITH PRIVATE PARKING FOR
UP TO 8 CARS

100% RATES RELIEF

NIA: 86.3 SQM (930 SQ. FT)

ASKING RENT: OFFERS OVER
£10,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS

2 COLDSIDE ROAD, DUNDEE, DD3 8DF

CONTACT: Scott Robertson | s.robertson@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

**2 COLDSIDE ROAD,
DUNDEE, DD3 8DF**



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 155,000 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 on the south side of Coldsid Road, which is a mixed commercial / residential area approximately 2 miles north of Dundee City Centre.

The subjects benefit from good access to the Kingsway, the main arterial route through Dundee. Nearby commercial users include National Tyres, Scott Brothers and a number of local industrial type users. There is a new build residential development to the rear of the subjects.

**OFFICE AND
YARD AVAILABLE TO LET**



FIND ON GOOGLE MAPS



Description

2 COLDSIDE ROAD,
DUNDEE, DD3 8DF



DESCRIPTION

The subjects comprise a detached two-storey office building of brick construction and externally harled.

In addition, the subjects benefit from a secure yard area incorporating a storage unit and ample car parking space for around 8 cars.

The yard area extends to approximately 494 SQ M (5,317 SQ FT) or thereby.

Accommodation

	m ²	ft ²
Ground	41.2	444
First	45.19	486
Total	86.4	930

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

2 COLDSIDE ROAD,
DUNDEE, DD3 8DF





EPC

Available upon request.

RATEABLE VALUE

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

Rateable Value: £7,000

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

TERMS

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

Rental Offers in excess of £10,000 per annum are invited.

Alternatively, our clients may consider selling their heritable interest. Offers are invited.

VAT

VAT is not payable on the rent.

LEGAL COSTS

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

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th July 2017. This now requires us to conduct due diligence not only on our client but also and 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.

Get in Touch

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



Name

s.robertson@shepherd.co.uk



Name

g.mccluskey@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square Dundee DD1 1XA

t: 01382 878005



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.

shepherd.co.uk