



**ALLIED
SURVEYORS
SCOTLAND**

Affinity Workshop / Warehouse

HARRISON ROAD, DRYBURGH INDUSTRIAL ESTATE, DUNDEE, DD2 3SN

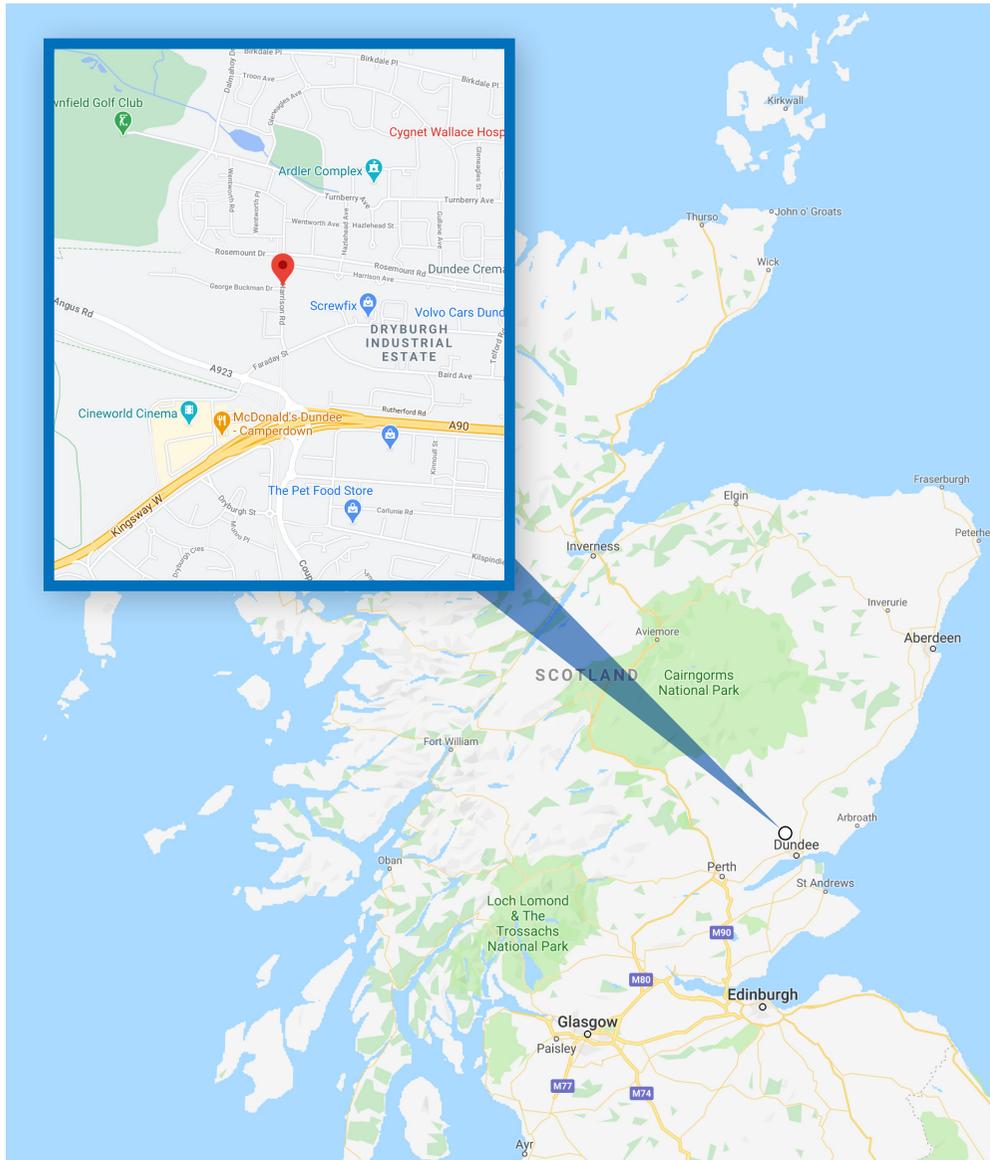


TO LET

685 sq m (7,373 sq ft)

- ☑ Attractive workshop in an established industrial location
- ☑ 2 minutes from Kingsway (A90)/ 4 miles from Dundee city centre
- ☑ 4m + eaves height
- ☑ Suitable for storage, light and heavy industrial use
- ☑ Could be sub-divided to create two smaller units of 336 sq m (3,616 sq ft)
- ☑ Available for immediate occupation

LOCATION



Dundee is located on Scotland's east coast approximately 60 miles north of Edinburgh and 65 miles south of Aberdeen.

Overlooking the Tay estuary, the city has a resident population of around 155,000 people and is undergoing an unprecedented period of growth and economic investment.

Harrison Road is situated to the north of Dundee and forms part of the established

Dryburgh Industrial Estate. It is just off the Kingsway (A90) and is therefore a highly accessible location with excellent links to the main trunk road serving Aberdeen to the north and the central belt to the south.

Nearby occupiers include Robertson Homes, Screwfix, City Plumbing, Dulux Decorators Centre, Howdens and Scot JCB.



DESCRIPTION AND ACCOMMODATION



The subjects comprise an extensive workshop/warehouse of steel frame construction forming part of the successful Affinity Business Centre.

Internally, the premises benefit from an entirely open plan configuration with a new pitched metal roof and guttering system, concrete floor, translucent light panels and fluorescent light fittings.

There is currently no roller shutter access but this facility could be added dependent on costs and specific occupier requirements. Smaller requirements can be accommodated by sub-dividing the subjects to create two units with access doors are already in place.

Yard space and, if required, storage containers can be made available at

an additional rent on the south side of the premises benefiting from its own separate gated access.

AFFINITY BUSINESS CENTRE

The Affinity Workshop is adjacent to the Affinity Business Centre offering an ideal collaborative opportunity.

The centre offers high quality serviced office space for lease providing single person rooms to offices suitable for up to approximately 10 persons.

Benefiting from high speed internet, free car parking, meeting rooms and fully equipped kitchens the centre is very popular with a range of businesses already in occupation.

FLOOR AREAS

According to our recent measurement survey the premises contain the following approximate gross internal area (GIA):

Affinity Workshop	685 sq m	7,373 sq ft
--------------------------	----------	-------------

Subject to lease length and covenant strength smaller requirements could be accommodated through sub-dividing the premises into two units. We calculate the approximate gross internal areas to be as follows:

Unit A	336 sq m	3,616 sq ft
Unit B	336 sq m	3,616 sq ft



Rent

Our client is seeking offers of £33,200 per annum (£4.50 per sq ft) to grant a new lease on a Full Repairing and Insuring (FRI) basis.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £33,200 effective 1st May 2019. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Car Parking

The workshop is available with the benefit of 4 dedicated car parking spaces.

Utilities

The property has supplies of mains water and electricity.

Energy Performance Certificate

The Energy Performance Certificate is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred with the eventual tenant liable for any Registration Dues and LBTT applicable to the lease.

Entry

On completion of legal formalities.

Viewing and Further Information

By appointment through the sole letting agent, Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS

Director of Commercial Agency (East)
0131 357 4455
iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska

Graduate Commercial Surveyor
0131 357 4455
bernadetta.majewska@alliedsurveyorsscotland.com



**ALLIED
SURVEYORS
SCOTLAND**

24 Walker Street, Edinburgh EH3 7HR

0131 357 4455



E: info@affinityhouse.co.uk

(0)1382 833 833

- ☑ Agency
- ☑ Development Appraisal
- ☑ Valuation
- ☑ Building Surveying
- ☑ Energy Reports
- ☑ Investment Advice
- ☑ Asset Management

alliedsurveyorsscotland.com

[Twitter](#) [Facebook](#) @Allied_Scotland

OFFICES ACROSS SCOTLAND: Aberdeen | Ayr | Bathgate | Bearsden | Castle Douglas | Dingwall | Dumfries | Dundee | Dunfermline | Dunoon | Elgin | Falkirk
Fort William | Greenock Haddington | Hamilton | Helensburgh | Kilmarnock | Newton Stewart | Paisley | Peebles | Perth | Saltcoats | Selkirk | St Andrews | Stirling