

FOR SALE/TO LET
TRADE COUNTER/INDUSTRIAL

Ryden

**GRAHAM
SIBBALD**



WAREHOUSE, BAIRD AVENUE
DRYBURGH INDUSTRIAL ESTATE,
DUNDEE, DD3 3TW

- STANDALONE INDUSTRIAL UNIT + PARKING
- POPULAR AND ESTABLISHED TRADE COUNTER LOCATION
- EXCELLENT TRANSPORT LINKS CLOSE BY
- 6.5M EAVES
- GIA: 940.05 SQ.M (10,118 SQ.FT.)
- OFFERS IN THE REGION OF £1,000,000
- RENTAL OFFERS IN THE REGION OF £90,000 PER ANNUM



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 Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time.

More precisely the subjects are located within the Dryburgh Industrial Estate on the north side of Baird Avenue. Dryburgh Industrial Estate is the prime trade counter location within the city with operators including; Howdens, Dulux, Screwfix, SSE etc.

The property sits within easy access to Dundee Kingsway/A90 (outer ring road) and as such occupies a highly accessible location.

The approximate location is shown by the OS plan.

DESCRIPTION

The subjects comprise a modern standalone trade counter/industrial unit of steel portal frame construction. The property comes with car parking for circa 15 cars and loading bay. The subjects were recently reclad 5 years ago (to

include the roof) and are well presented both externally and internally.

Access to the property is via a glazed pedestrian entrance door or alternatively 2 x electrically operated roller shutter doors.

Accommodation is regular in configuration comprising a large warehouse with 6.5m metre eaves (min) and small showroom. The property would suit a variety of trade counter/industrial operators.

The property benefits from a planning consent to sub-divide and create 2 x units. Planning and warrant documents can be made available for all interested parties.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Internal Area: 940.05 sq.m (10,118 sq.ft).

PRICE

The subjects are available to For Sale with offers in the region of £1,000,000 invited for the heritable interest.

Alternatively, the subjects are available For Lease at offers in the region of £90,000 per annum.

It is anticipated that the lease will be structured on standard Full Repairing and Insuring commercial terms for a period to be negotiated.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £43,100

The unified business rate for the year 2025/26 is 49.8p exclusive of water and sewerage rates.

EPC

Available upon request.

LEGAL COSTS + VAT

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

The property is elected for VAT.

VIEWING

Viewing is through the Selling Agents.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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6. Date of Publication: February 2026