

RP RIVERSIDE PARK

TO LET

INDUSTRIAL / WAREHOUSE
ACCOMMODATION
4,270 SQ M (45,962 SQ-FT)

WRIGHT AVENUE | DUNDEE | DD1 1UR



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 in Wright Avenue circa 3 miles west of Dundee city centre. Wright Avenue is accessed directly off Riverside Drive/A85 which is one of the main traffic thoroughfares leading to Dundee city centre. The industrial parks location allows for easy access to Dundee's outer ring road/ Kingsway which links into Scotland's main motorway network via the A90/M90.



STRATEGIC POSITION OFF RIVERSIDE DRIVE



CLOSE TO DUNDEE AIRPORT



NEIGHBOURING OCCUPIERS - EVRI & AMAZON



NEARBY ACCESS TO KINGSWAY A90



EXCELLENT LOGISTICS/ DISTRIBUTION LOCATION



RIVERSIDE PARK

DESCRIPTION



The subjects premises comprise a good quality semi detached open plan warehouse with associated car park and yard. The premises internally are of steel portal frame construction under a pitched roof, with insulated profile sheeting. Internally the premises are arranged to provide an open plan warehouse with a concrete floor with a maximum eaves height of 8.0m.

Furthermore, the premises benefit from 7x commercial vehicle doors, multiple pedestrian access doors and dock level to the southern elevation of the building.

Externally the building enjoys a designated yard and loading area, there is the ability to create further yard space to the northern elevation as well as further overspill parking available by separate negotiation.

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 Floor Areas:

DESCRIPTION	SQ M	SQ FT
Industrial	4,270	45,962

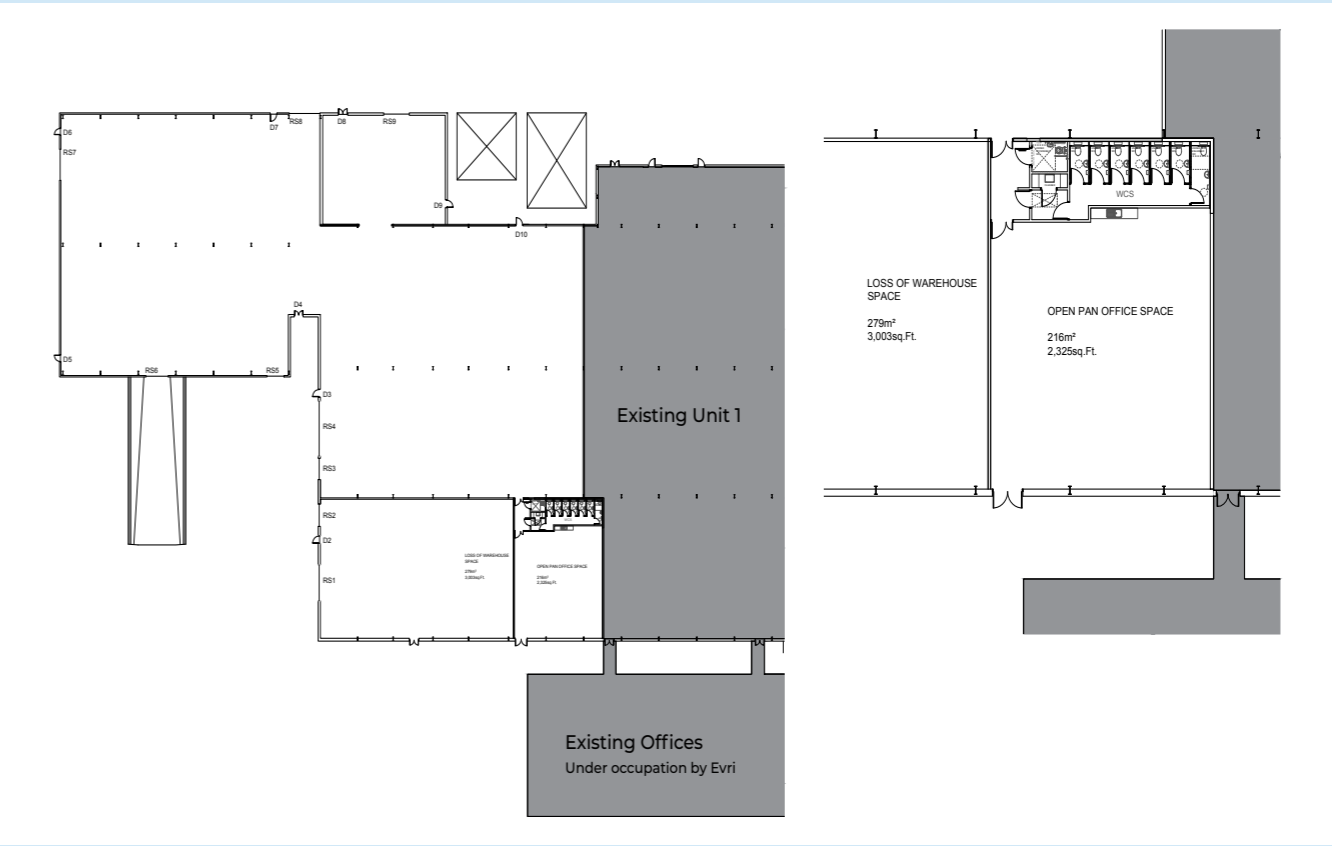
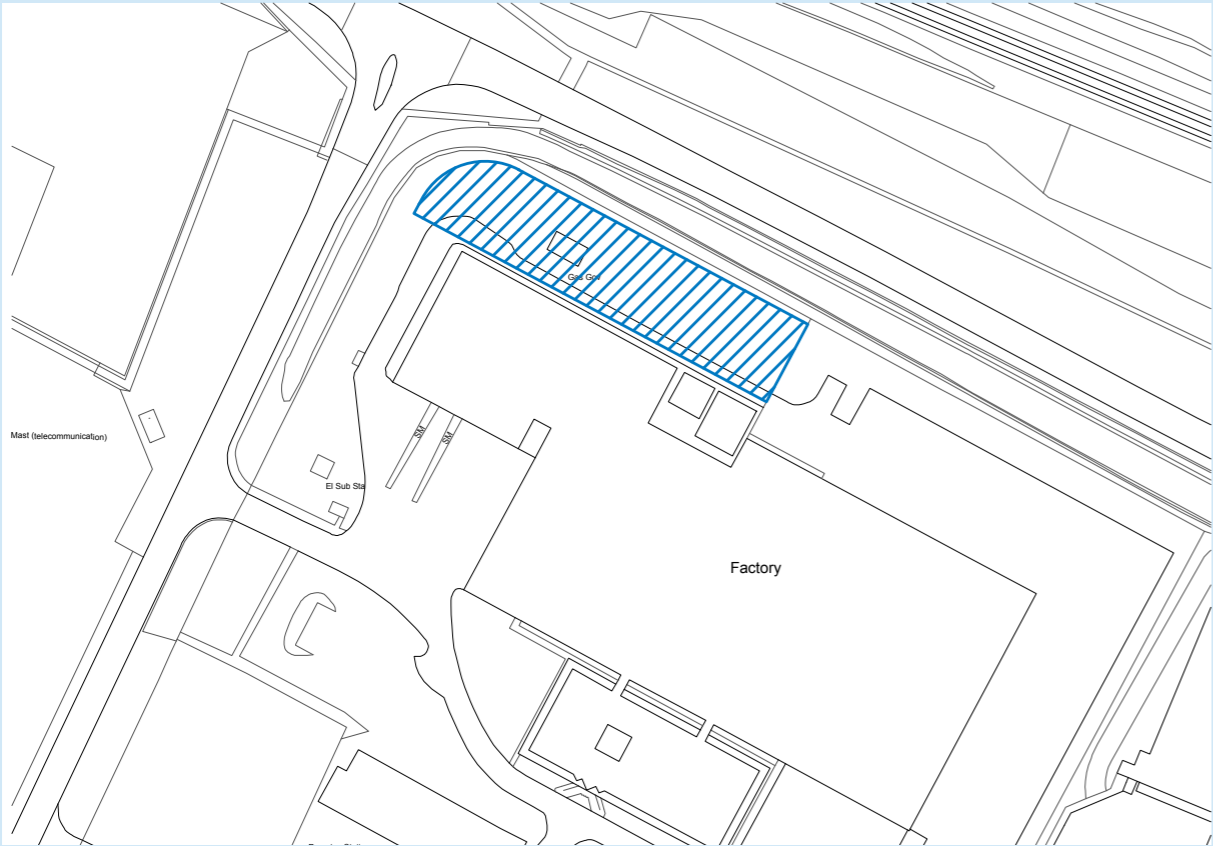



**GOOD QUALITY
SEMI DETACHED
OPEN PLAN
WAREHOUSE WITH
ASSOCIATED CAR
PARK AND YARD**

PROPOSED LANDLORD WORKS - OFFICE AND REAR YARD

The Landlord is proposing to undertake works to enlarge the rear yard allowing for cross docking and loading as well as installing office facilities within the warehouse as required.

Indicative plans for these works are outlined below and more details on specification and timings can be provided in due course. The scope of works will be reflected in the terms package provided to interested parties.



 PROPOSED NEW
HARDSTANDING
AREA 2,130m²

RATEABLE VALUE

The subjects have a Net and Rateable Value of £141,000.

The unified business rate for the year 2023/2024 is 52.4p exclusive of water and sewerage rates.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

VAT

All rents are quoted exclusive of VAT.

EPC

Available on request.

TERMS

The subjects are available To Let. Further information in this regard is available from the joint letting agents.

GET IN TOUCH

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Ryden

**GRAHAM
SIBBALD**



**RIVERSIDE
PARK**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **January 2025**

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