

FOR SALE
INDUSTRIAL/DEVELOPMENT LAND



**BLOCK 6 — Arrol Road
Dundee
DD2 4TH**

- Rarely available development site
- Strategic location
- Popular and established industrial location
- 1.37 Hectares (3.4 Acres) or thereby
- Available in part or whole

LOCATION

Dundee, The City of Discovery, is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay. Dundee commands a strategic position within the communications network of Scotland with excellent road and rail connections to other principal cities and 90% of the country's population within 90 minutes drive. Dundee also has its own Airport providing daily scheduled flights to London.

TRAVEL DISTANCES

ABERDEEN	68 Miles
PERTH	18 Miles
INVERNESS	125 Miles
EDINBURGH	60 Miles
GLASGOW	75 Miles

More precisely, the subjects are located within the popular and established Wester Gourdie Industrial Estate on Arrol Road, at its junction with Nobel Road. Wester Gourdie lies to the north of the city centre and benefits from excellent road links via the Kingsway/A90 providing access to the wider motorway network.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a rarely available development site. The site is situated within the established Wester Gourdie Industrial Estate benefitting from planning Use Classes 5&6.

The site in its entirety is 1.37 Hectares (3.4 Acres) or thereby with principle access points off the north and south sides of Arrol Road.

OPPORTUNITY

The site for sale will be sold cleared (existing building structure to be removed) and therefore would be suitable for future development.



Previously on the 'north site' was a building of circa 40,000 sq.ft. The northern site is regular in its shape with well defined boundaries. Access points are available off both Arrol Road and Nobel Road. The site here is circa 2.15 Acres.

The land off the southern side of the road is bounded by a palisade fence with 2 x access points off Arrol Road and Nobel Road. The site here is circa 1.24 Acres.

RATEABLE VALUE

The subjects will require to be re-assessed for rating purposes.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

PRICE

Offers are invited for the Heritable Interest.

The subjects may be sold in part or whole. Further information available from the Sole Selling Agents.

LEGAL COSTS + VAT

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

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents.

To arrange a viewing please contact:



Garth Davison

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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6. Date of Publication: February 2025