

**Block 3, Unit 2**  
**Piper Street, Baldovie Industrial Estate**  
**Dundee DD4 0NT**

Warehouse To Let - 2,425 sq ft (225 sq m)  
Completion July 2022



-  Dundee / 3 miles to city centre
-  3.2m eaves
-  Ample parking
-  3 phase power
-  To be refurbished (summer 2022)

# Block 3, Unit 2, Baldovie Industrial Estate

Piper Street, Dundee, DD4 0NT



## Description

The subjects comprise a mid terraced industrial unit of brick / block construction held beneath a pitched roof. Access to the unit is granted by way of a vehicle roller door or a pedestrian door. Internally it provides open plan industrial space with a small office. The accommodation may suit a variety of industrial, storage or trade counter operations. The unit will be offered in a refurbished condition upon entry. The unit has a minimum eaves height of 3.2m. The property sits within a secure site with shared car parking facilities.

## Location

The unit is located in Dundee within the Baldovie Industrial Estate, a multi let industrial estate contained within a large, secure yard. The estate is within close proximity to both the A91 to Arbroath Road and the Kingsway, Dundee's outer ring road.

Property owned by **Mileway**

Misrepresentation Act. All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. June 2022

mileway.com

## EPC

EPC is available upon request.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:



Garth Davison  
garth.davison@g-s.co.uk  
01382 200 064

Charles Clark  
charles.clark@g-s.co.uk  
01382 200 064

## VAT

VAT will be payable where applicable.

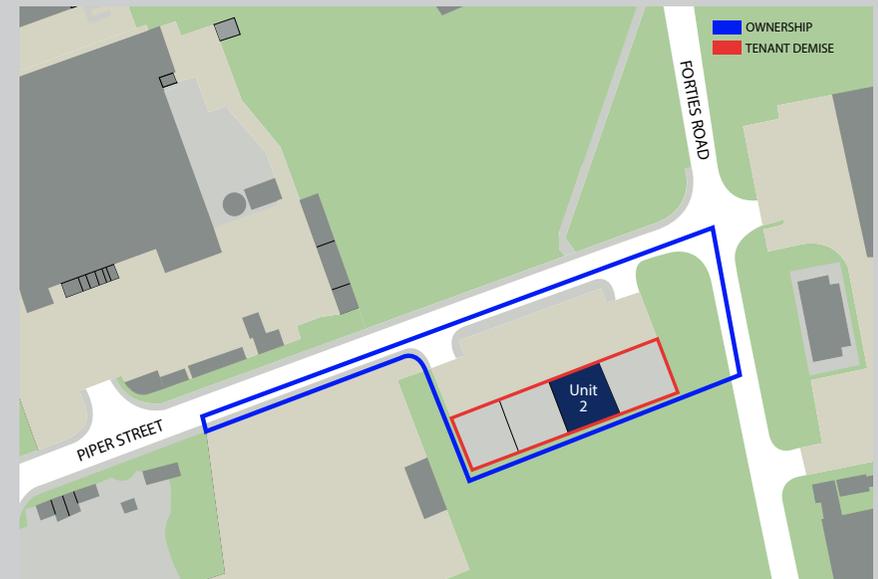
## Terms

The subjects are available on the basis of a new FRI lease with quoting terms available on request.

# Mileway

Scott Hill  
scotland@mileway.com  
0141 846 0480

Sat Nav: DD4 0NT



## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 2	2,425	225

**Mileway**