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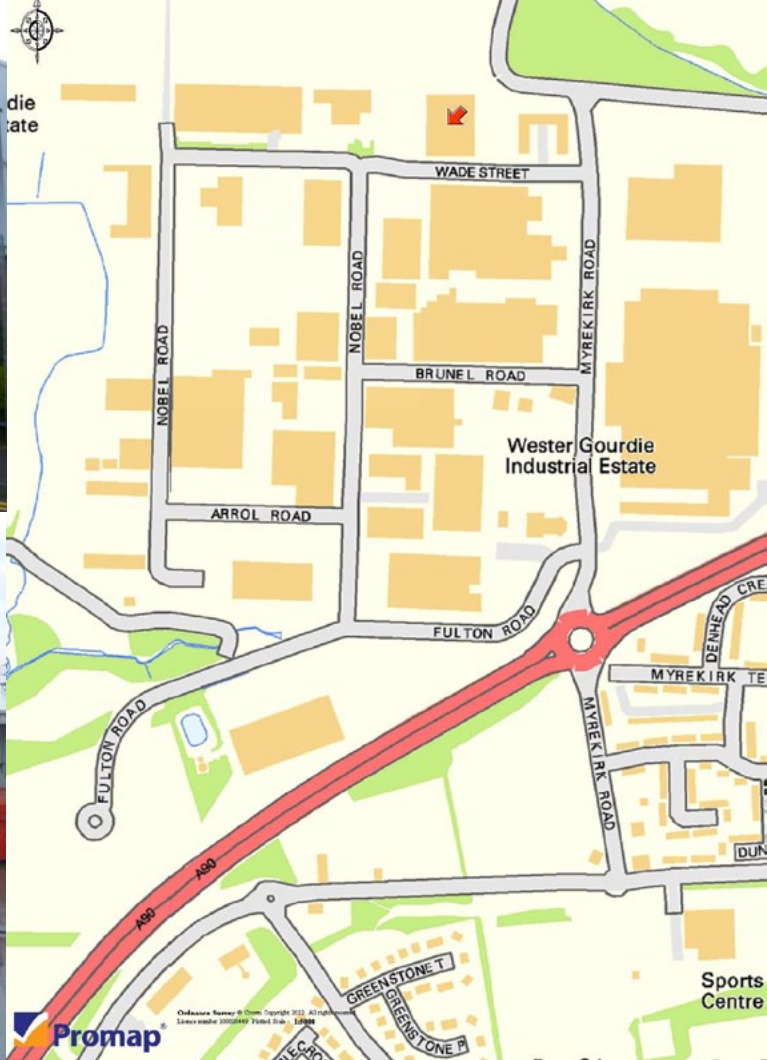
# FOR SALE

INVESTMENT OPPORTUNITY



## DISTRIBUTION DEPOT, WADE STREET, WESTER GOURDIE INDUSTRIAL ESTATE, DUNDEE DD2 4SN

- Offers in the region of £1,000,000.
  - Passing rent £86,016 per annum rising to £119,100 per annum on 29th November 2014.
  - Net initial yield of 8.13% rising to 11.26% after rental uplift.
  - Let to Menzies Distribution Limited.
  - Lease expiring November 2021 (mutual break November 2016).
  - Prominent industrial estate with new Asda opening nearby.
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## LOCATION:

Dundee is located on the east coast of Scotland approximately mid way between Aberdeen circa 105 kilometres (65 miles) to the north and Edinburgh circa 96 kilometres (60 miles) to the south overlooking the Tay Estuary.

The city has a resident population of 155,000 persons and a catchment of some 235,000 persons, source (Focus).

Dundee is Scotland's fourth largest City and is the regional centre for employment services and retailing within Tayside. The City has its own airport with flights to London (City Airport), Belfast, Birmingham and Jersey, and sits on the main east coast railway line which runs services to London's Kings Cross.

Wester Gourdie Industrial Estate is an established and prominent commercial location to the west of Dundee providing excellent access to the A90 Kingsway which is Dundee's outer ringroad. This links into the national road network providing access to both the north and south of the country.

This prominent location has been identified by occupiers such as NCR and a new Asda superstore is currently under construction nearby.

The largest employers include NHS Tayside, Dundee City Council, University of Dundee, Tesco, DC Thomson & Co and BT. Other employers include Michelin, Alliance Trust, Royal Bank of Scotland, Asda and Strathtay Scottish.

Ninewells hospital is an internationally renowned teaching hospital and a leading centre in cancer management. The Bio-Medical and Bio-Technology sectors, information technology and software for computer games are important industries in Dundee. The developer of Lemmings and the Grand Theft Auto series was founded in Dundee.

Dundee is also the chosen location for the V & A, as part of the waterfront development which will enhance Dundee's reputation and appeal as a City to do business.



**DESCRIPTION:**

The subjects comprise a detached rectangular shaped warehouse incorporating office accommodation which we understand was constructed in 1996.

The building is of modern steel frame construction clad externally in profile metal cladding.

The building sits towards the centre of a secure site accessed from West Street with 70 car spaces to the front elevation and a concrete surfaced distribution yard to the rear.

The warehouse consists of an open plan area benefiting from a substantial eaves height of 8.4 m.

To the front elevation are well presented office, toilet and canteen facilities planned over ground and first floor.

To the rear elevation there are 3 vehicular loading doors providing a width of 4.4 m. and height of 4.58 m. and a further 9 loading points providing a width of 1.6 m. and height of 2.12 m. There is a further loading door to the front elevation.

The accommodation is well presented and suitable for a variety of occupiers.

**ACCOMMODATION:**

We calculate the gross floor area of the subjects extends to the following:

Ground Floor Warehouse	2,004.76 sq. m.	21,579 sq. ft.
Ground Floor Offices	351.95 sq. m.	3,788 sq. ft.
First Floor Offices	394.19 sq. m.	4,243 sq. ft.
<b>Total</b>	<b>2,750.9 sq. m.</b>	<b>29,610 sq. ft.</b>

We understand the total site area extends to 0.92 hectares (2.27 acres).

**TENANCY:**

The subject property is let to Menzies Distribution Limited on a lease expiring 28th November 2021 at a current passing rent of £86,016 per annum. The rent increases to £119,100 per annum on 29th November 2014.

The lease provides for a mutual break option at 28th November 2016 with 12 months notice required to exercise the break.

If the breaks are not exercised the rent is due for review on 29th November 2016.

Menzies Distribution Limited have occupied the property since 1996.



#### COVENANT INFORMATION:

Menzies Distribution Limited have an Experian credit check rating of 'A' (Very Low Risk) Confidence.

#### PROPOSAL:

We are instructed to seek offers in the region of £1,000,000 exclusive of VAT for our clients heritable interest subject to and with the benefit of the existing lease. A purchase at this level would show an attractive net initial yield of 8.13% rising to 11.26%, allowing for purchasers cost of 5.8%.

#### VAT:

Prices are quoted exclusive of VAT if applicable



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