ruby house

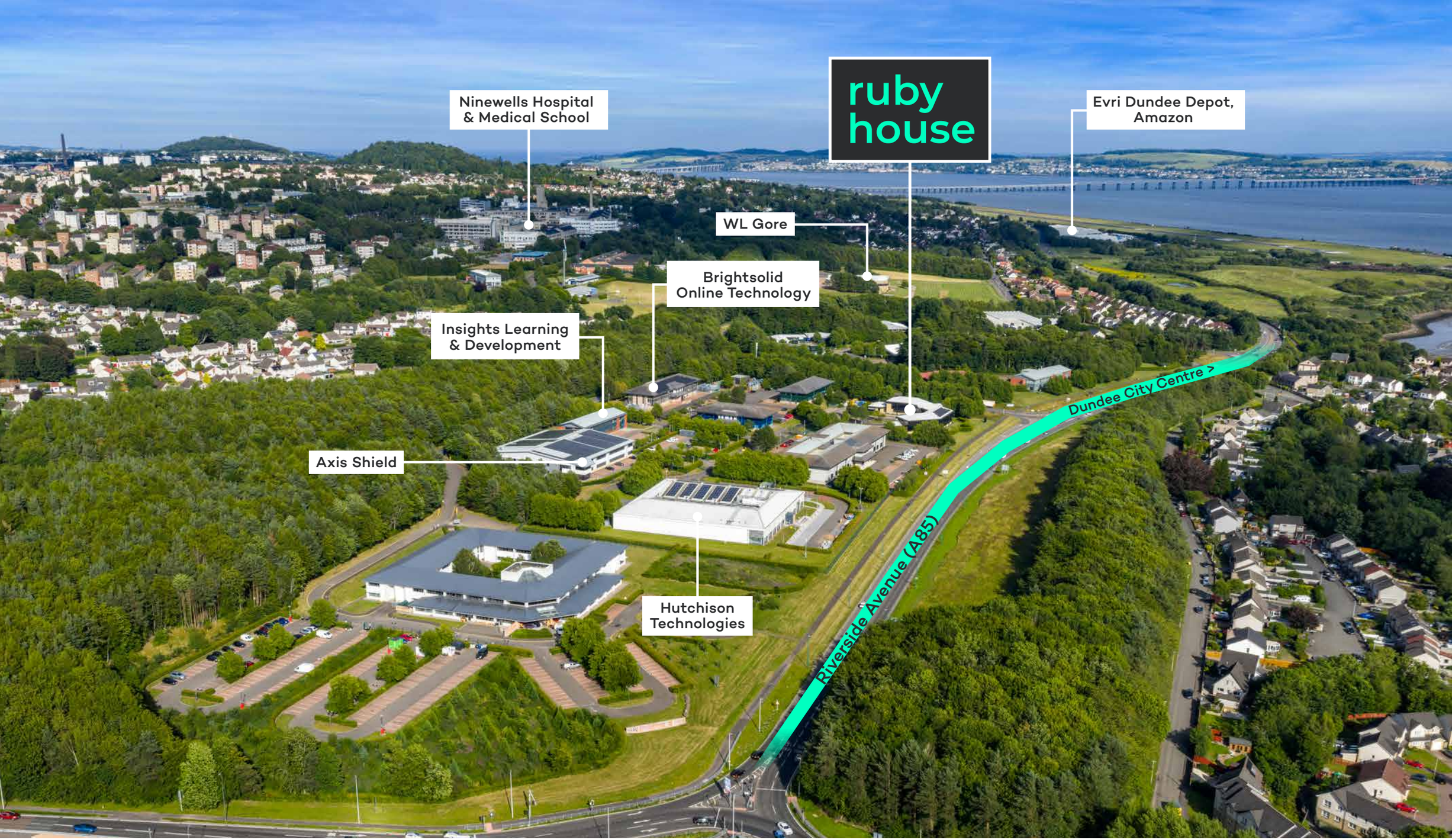
LUNA PLACE | DUNDEE | DD2 1TP

TO LET – EXCEPTIONAL OFFICE SPACE

200 – 7,535 SQ FT

PLAY VIDEO



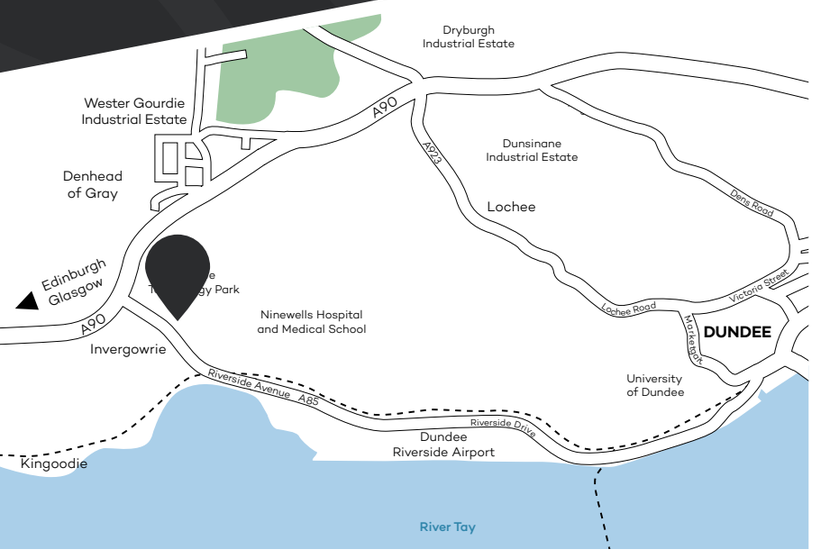

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Ninewells Hospital & Medical School
Evri Dundee Depot, Amazon
WL Gore
Brightsolid Online Technology
Insights Learning & Development
Axis Shield
Hutchison Technologies
Dundee City Centre >
Riverside Avenue (A85)

Location

Strategically located within Dundee Technology Park, Ruby House enjoys a prime business address with excellent connectivity. Positioned just off the Swallow Roundabout, the property offers direct access to Riverside Drive (A85)—a key arterial route leading to Dundee city centre, the Tay Road Bridge, and the A90 dual carriageway network.

This well-established and landscaped business park combines the convenience of rapid commuter links with a calm, professional setting—ideal for modern occupiers. The surrounding area is home to a range of commercial businesses and amenities, reinforcing Luna Place's status as a prominent and accessible base for enterprise.

Dundee itself is a vibrant, future-facing city, recognised as a centre of excellence in digital innovation, life sciences, education, healthcare, creative industries, and tourism—offering a dynamic and resilient economic environment for ambitious businesses to thrive.









Description

Ruby House is a fully refurbished, modern office building offering a flexible range of high-quality suites tailored to suit businesses of all sizes. With a focus on functionality, sustainability, and tenant well-being, the property has undergone significant upgrades including:

- Contemporary communal areas
- Dedicated shower and "end of journey" facilities
- Generous on-site car parking with 10 EV charging points

The offices are fully air-conditioned, equipped with state-of-the-art, energy-efficient VRF systems, and benefit from rooftop solar PV panels—significantly reducing the building's environmental footprint. These enhancements support the building's EPC A rating and align with its ambition to achieve carbon neutrality within months of occupation.

With its blend of contemporary design, green credentials, and future-ready infrastructure, Ruby House offers a standout working environment for progressive, sustainability-conscious occupiers.

Accommodation

Floor Area Breakdown

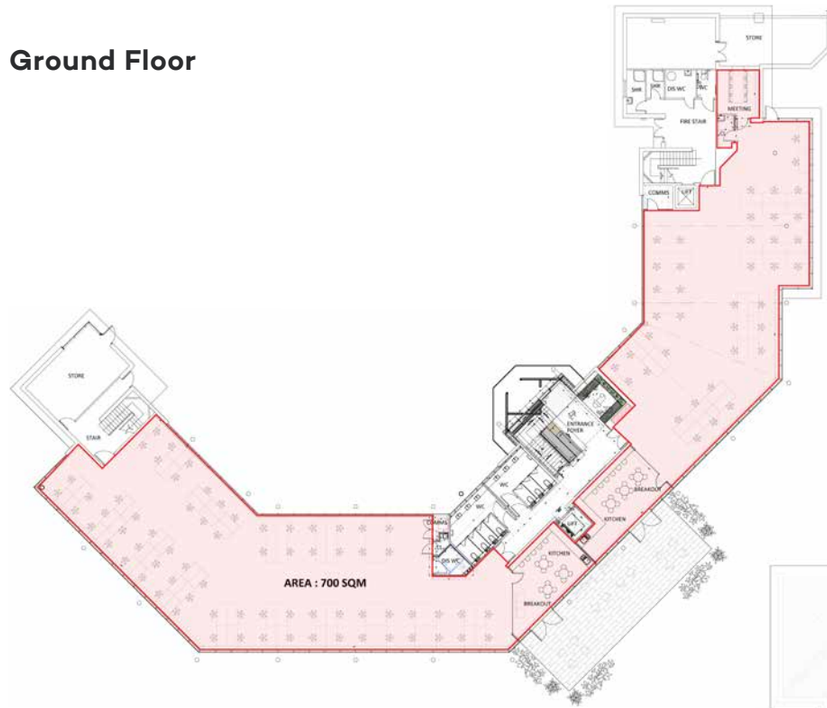
Floor Level	Unit	Area (sq m)	Area (sq ft)
Ground Floor	-	700.00	7,535
First Floor	1A	18.60	200
First Floor	1B	38.80	417
First Floor	1C	32.90	352
First Floor	1D	55.20	594
First Floor	1E	75.20	809
First Floor	1F	23.90	257
First Floor	1G	35.10	378
First Floor	1H	24.40	263
First Floor	1J	48.75	525

Floor Area Breakdown

Floor Level	Total (sq m)	Total (sq ft)
Ground Floor	700.00	7,535
First Floor	353.85	3,797
Overall	1,053.85	11,332

All areas are approximate and subject to on-site measurement.

Ground Floor



First Floor



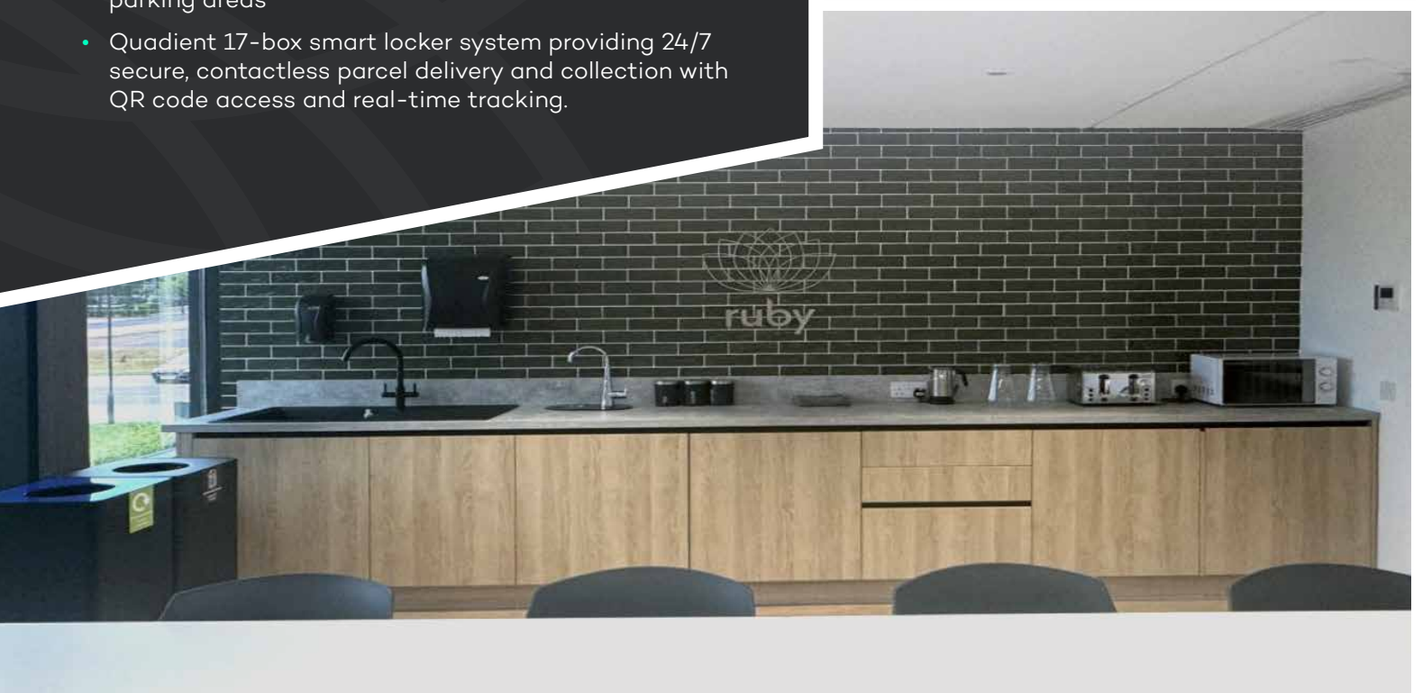
Specification

Ruby House offers high-quality, contemporary office accommodation finished to an exceptional Category A standard, combining functionality, flexibility and first-class amenities:

- Striking double-height entrance & reception
- Expansive open-plan ground floor
- Flexible, serviced first-floor office suites
- Smart meeting room with online booking system
- Raised access floors (150mm clear void)
- Suspended ceilings with LED lighting & PIR sensors
- Energy-efficient VRF heating and cooling system
- Private landscaped surroundings
- Abundant natural light and views from all sides
- On-site CCTV covering the building and car parking areas
- Quadient 17-box smart locker system providing 24/7 secure, contactless parcel delivery and collection with QR code access and real-time tracking.















Sustainability

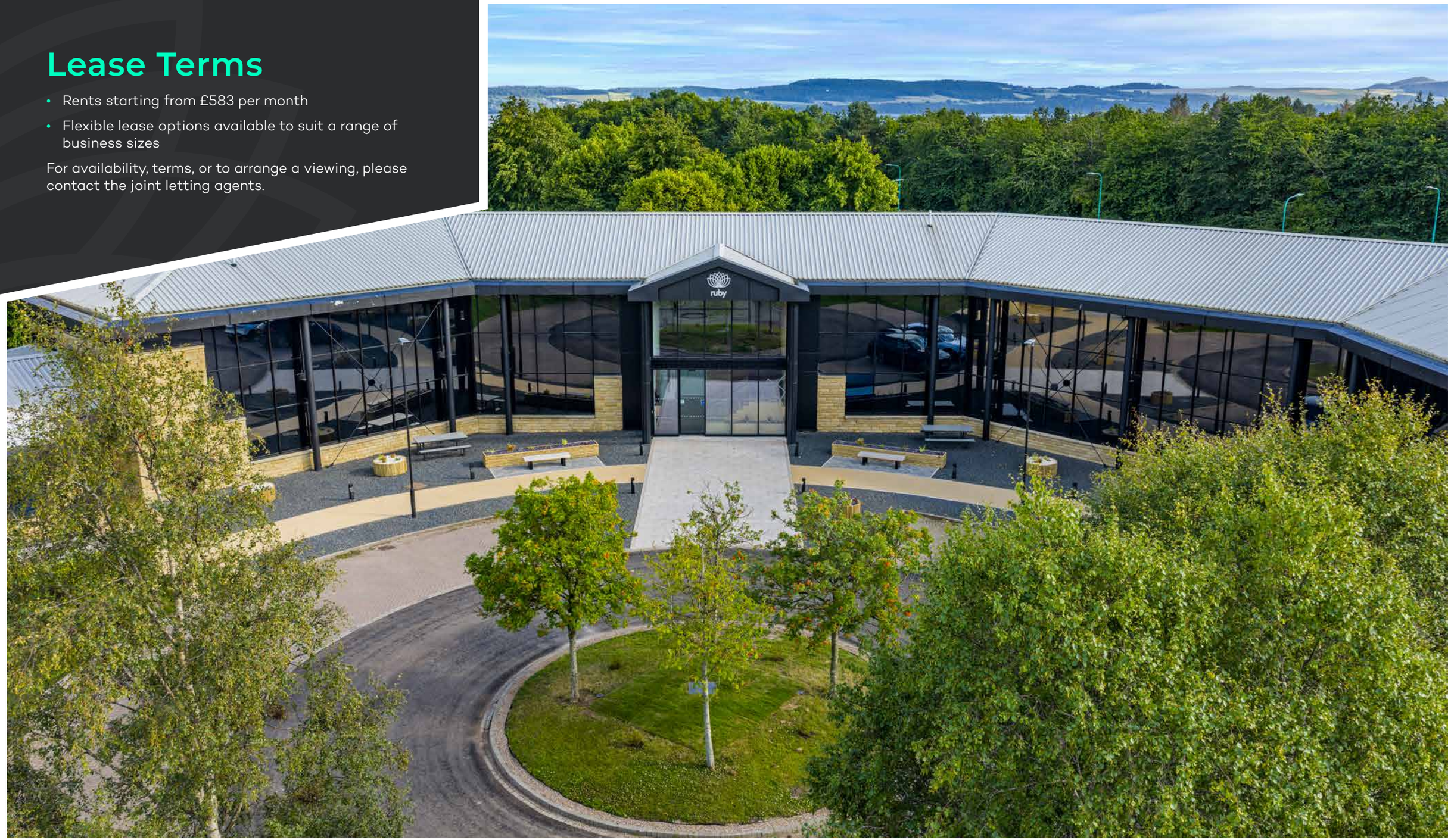
Ruby House sets a new benchmark for environmentally responsible office space, combining cutting-edge green technologies with future-ready infrastructure to support sustainable working:

- EPC Rating: A – The highest energy efficiency standard
- Solar PV panels – Offset electricity usage and carbon footprint
- Solar control window film – Reduce heat gain and cooling costs
- 10 EV charging points – Fully installed with room to expand
- Cycle-friendly amenities – Secure bike storage and quality showers
- Ruby House delivers sustainability without compromise—an inspiring, future-proof workplace that aligns with modern environmental values.

Lease Terms

- Rents starting from £583 per month
- Flexible lease options available to suit a range of business sizes

For availability, terms, or to arrange a viewing, please contact the joint letting agents.



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