WESTPORT PROPERTY
CHARTERED SURVEYORS

Office, Serviced Office
TO LET



Unit M Tayside Software Centre, Gemini Crescent, Dundee, DD2 1TY

HIGH QUALITY SERVICED OFFICE SPACE WITH PARKING

Tenure	To Let
Available Size	175 sq ft / 16.26 sq m
Rent	£2,700 per annum ex VAT
Service Charge	£1,692 per annum ex VAT
Rates Payable	£1,568.70 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,150
EPC Rating	Upon enquiry

Key Points

- AVAILABLE FROM 8 JULY 2025
- CAR PARKING AVAILABLE
- HOSTED RECEPTION AND FLEXIBLE MEETING ROOMS
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- SUITABLE FOR A VARIETY OF BUSINESS USES
- EASY ACCESS TO THE A90, DUNDEE CITY CENTRE, AIR AND RAIL SERVICES

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Description

Prospect Business Centre comprises three stand-alone units - Prospect House, Prospect 2 and Software Centre - complemented by designated car parking areas for the three individual buildings.

Tayside Software Centre comprises a single storey building with glass curtain walling under a pitched profile aluminium roof. The premises are fitted out to provide 13 office suites and benefit from a common kitchen and male and female WC facilities.

Location

Dundee is located on the east coast of Scotland approximately 85 miles north east of Glasgow, 60 miles north of Edinburgh and 70 miles south of Aberdeen. With a population of approximately 149,000, Dundee is the fourth largest city in Scotland. As the principal city in the Tayside and north east Fife area, Dundee is also a large administrative centre being home to Scottish Enterprise Tayside and Dundee City Council, with employment in this sector accounting for approximately 30% of the workforce.

Dundee Technology Park is a well established business park, strategically located in close proximity to Dundee University Medical School and Ninewells Hospital. The park lies approximately 4 miles west of Dundee city centre.

Dundee Technology Park was originally established to provide a location for high technology uses, nowadays providing a campus style environment with good quality office space. The park is situated to benefit from easy access to the motorway network, linking Dundee to the rest of the country.

Surrounding occupiers include Balfour Beatty, IRT Surveys and Modus Research.

Viewings

Strictly by appointment by the sole agents, Westport Property.

Terms

The premises are available for entry from 8 July 2025 by way of a new internal repairing lease, with full services provided, at an initial rent of £2,700 & VAT per annum.

VAT

All prices, premiums and rents are quoted exclusive of VAT.

Accommodation

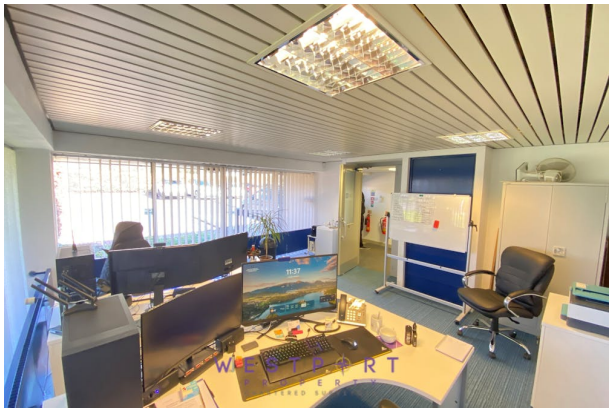
We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

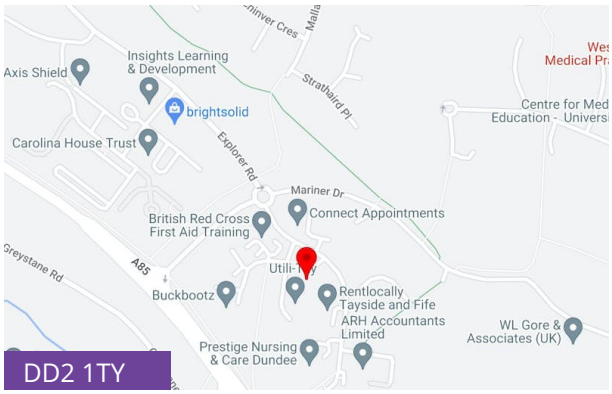
16.26 sq m (175 sq ft)

Legal Costs

The in-going Tenant will be responsible for the Landlord's legal and professional costs.







Viewing & Further Information



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