BALDOVIE ROAD
DUNDEE
DD4 8UQ



TO LET / MAY SELL

DISTRIBUTION AND MANUFACTURING BUILDINGS (CAPABLE OF SUBDIVISION)

9,816 - 20,123 SQ M
(105,669 - 216,604 SQ FT)

On the instructions of:

MSIP SCOTLAND'S INNOVATION PARC

www.msipdundee.com

SIGNIFICANT GREEN & SUSTAINABLE ENERGY CAPABILITIES
ATTRACTIVE INCENTIVE AVAILABLE

Baldovie Road I Dundee I DD4 8UQ

Location

Located to the north east of the town centre, MSIP is ideally situated to not only service the city, but also benefits from quick access to the Kingsway and in turn the A90 connections with Aberdeen (north) and Perth, Edinburgh and the motorway network to the south.

Dundee is an excellent location for business growth and provides an exceptional quality of life with a low cost of living, making MSIP and the city an attractive option for companies seeking quality accommodation in the central belt of Scotland.

Accommodation

We estimate the gross internal area of the buildings to be as follows:

Foote	9,816 sq m	105,667 sq ft
Telkes	9,835 sq m	105,864 sq ft
Office Block	471 sq m	5,073 sq ft
Total	**20,123 sq m**	**216,604 sq ft**











Description

The accommodation provides quality purpose built distribution accommodation.

The construction is of steel portal frame with insulated walls and roof cladding with an **eaves height of 11m** in the main section of the building.

The building also benefits from the following:

- Secure site with onsite presence and CCTV coverage
- 7 no. dock levellers
- LED Strip lighting
- Sprinkler system with capacity available for additional coverage
- Floor loading capacity of 3T/m2
- Column spacing 22m (E-W) and 18m (N-S)
- Heating and ventilation system
- Yard Space available for each building adjacent to dock levellers

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MSIP SCOTLAND'S INNOVATION PARC



Approximate travel times are as follows:

Dundee City Centre	10 minutes
Aberdeen	1 hour 15 minutes
Perth	30 minutes
Edinburgh	1 hour 15 minutes
Glasgow	1 hour 45 minutes

Sustainable Energy

Two 2.1MW wind turbines, steam and heat from a newly-commissioned waste-to-energy plant.

Use

The buildings are suitable for distribution or manufacturing.

Terms

The buildings are available to lease on terms to be agreed. Further information can be provided by the marketing agents mentioned below.

Entry

An early entry date can be offered if required.

Energy Performance Certificate

A copy of the energy performance certificate is available on request.

Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the landlord/vendor and their agents regarding the source of the funds used to complete the transaction.

Viewing & Further Information

By contacting:

Fergus McDonald
e: fergus@westportproperty.co.uk
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