TO LET

Former Laboratory Building



- Purpose-built office/laboratory



Viewing and Further Information

By arrangement with letting agents:

Dundee City Council
Dundee House
50 North Street
Dundee
DD1 1LS

Tel: 01382 434341

Email: gavin.wilson@dundeecity.gov.uk

Former Laboratory Building

Location

The property occupies a prominent position in a well-established Technology Park. There are a number of local and national businesses located in the Technology Park which provides good access to the city centre and to the A90 trunk road and the motorway network and beyond.

Description

Purpose built office/laboratory space with associated storage and staff facilities, laid out over ground and first floor levels. The subjects provide excellent facilities for life science/research/development companies with the laboratory space being equipped with the following:

- Walk in cold rooms
- Walk in warm room
- Loading bay measuring 2.76m x 2.54m

The subjects are served by mains electricity, gas and water and drainage services. No warranty is provided with regard the provision or working order of any services or facilities and prospective tenants should satisfy themselves as to the current condition.

GROSS INTERNAL AREA:
1,125m^2 (12,110ft^2)

TERMS:

Available on a Tenant Full Repairing and Insuring Basis. Lease term to be negotiated. Further information on enquiry.

RENTAL:
On enquiry

RATEABLE VALUE:

£130,500

Rates

The property is entered in the Valuation Roll with a rateable value of £130,500.

Interested parties should contact Dundee City Council Non-Domestic Rates on 01382 431203 or revenues.division@dundeecity.gov.uk to confirm the rates payable and to ascertain whether they qualify for any reductions.

Use and Planning

The subjects fall within use Class 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Any prospective lessee is responsible for making their own enquiries with the local planning authority and for ensuring that all required consents are sought.

Energy Performance

A copy of the EPC is available on request.

NOTES

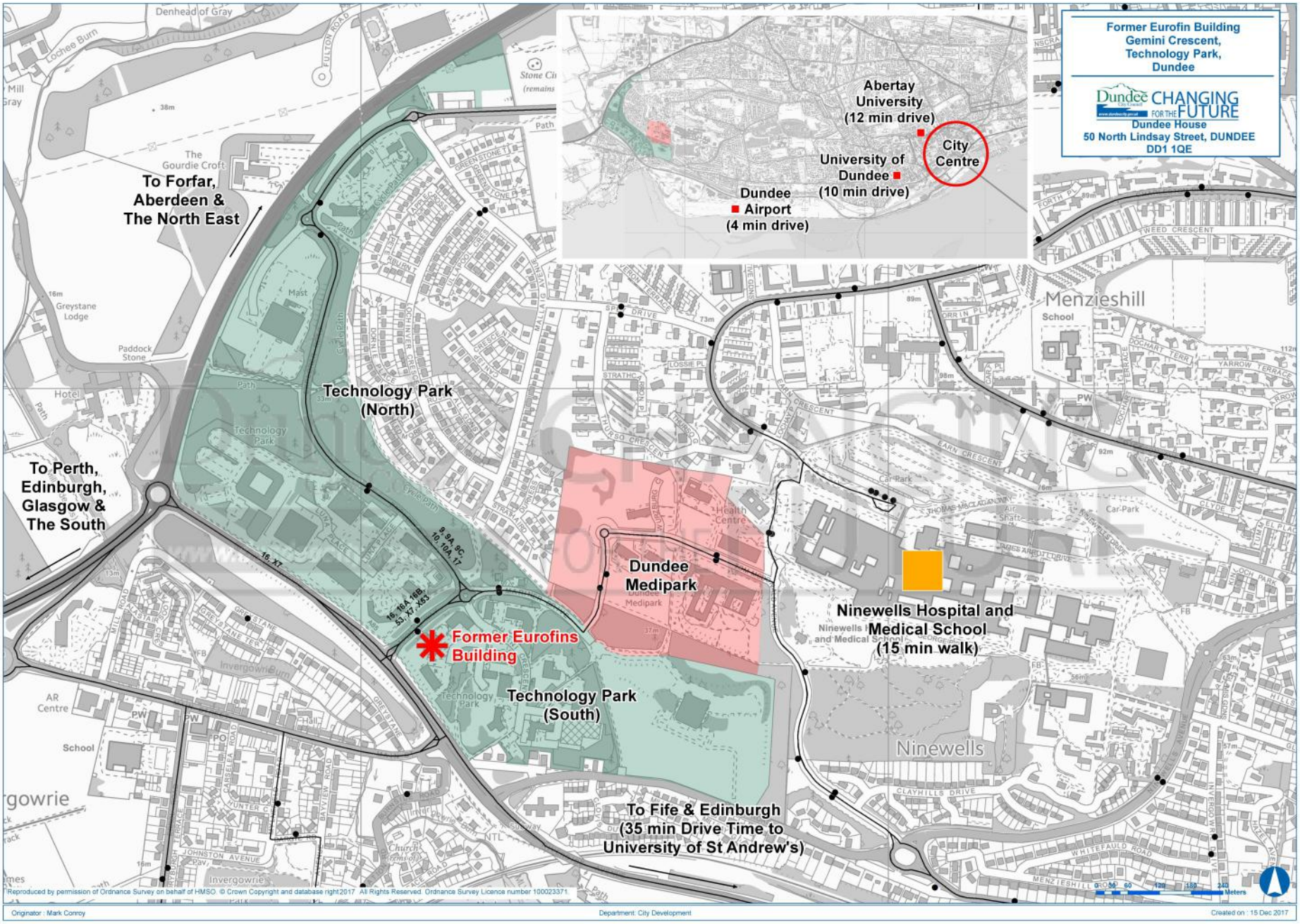
1. Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed 2. Interested parties should satisfy themselves as to all details 3. These particulars are prepared for guidance only and form no part of a binding contract 4. Dundee City Council shall not be liable, in any way whatsoever, for any expense incurred by interested parties should the property be withdrawn at any time.

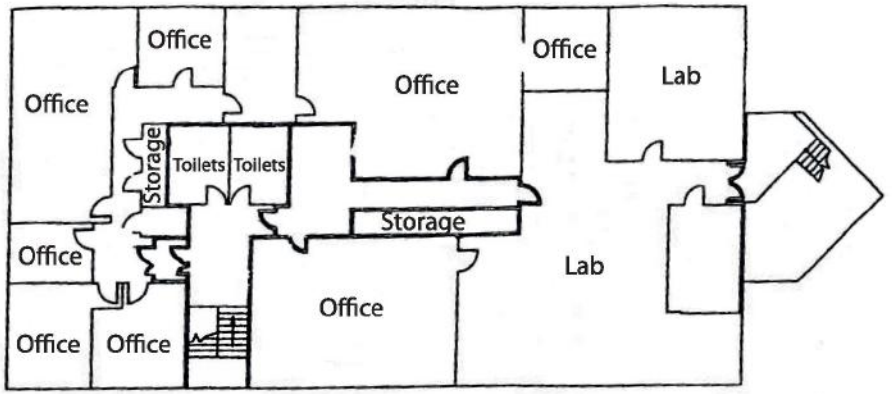




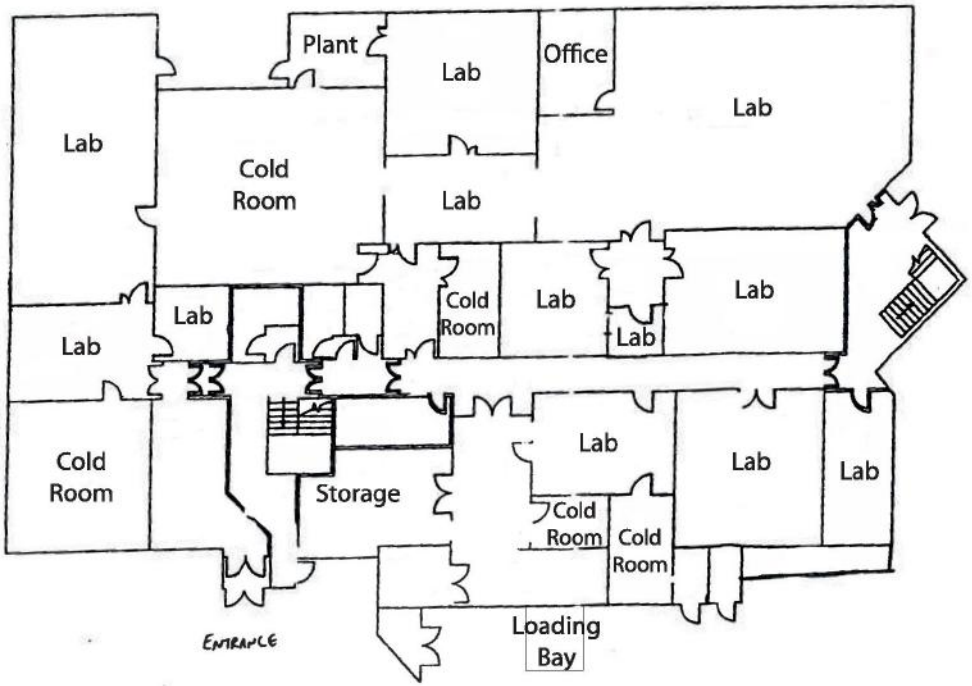





Former Eurofin Building
Gemini Crescent,
Technology Park,
Dundee
Dundee CHANGING FOR THE FUTURE
Dundee House
50 North Lindsay Street, DUNDEE
DD1 1QE
Abertay University (12 min drive)
City Centre
University of Dundee (10 min drive)
Dundee Airport (4 min drive)
To Forfar, Aberdeen & The North East
To Perth, Edinburgh, Glasgow & The South
Technology Park (North)
Technology Park (South)
Dundee Medipark
Former Eurofins Building
Ninewells Hospital and Medical School (15 min walk)
To Fife & Edinburgh (35 min Drive Time to University of St Andrew's)
Menzieshill
Ninewells
Invergowrie
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Originator : Mark Conroy
Department: City Development
Created on : 15 Dec 2017



FIRST FLOOR



GROUND FLOOR

INDICATIVE ONLY