

TO LET | UPSTATE MAY SELL | HOUSE

Gemini Crescent, Dundee Technology Park, Dundee, DD2 1SW

Modern Standalone Office Pavilion

Suites From 7053-14126 sq ft

Prominent Location Fronting Riverside Drive

Substantial Private Car Parking

LOCATION

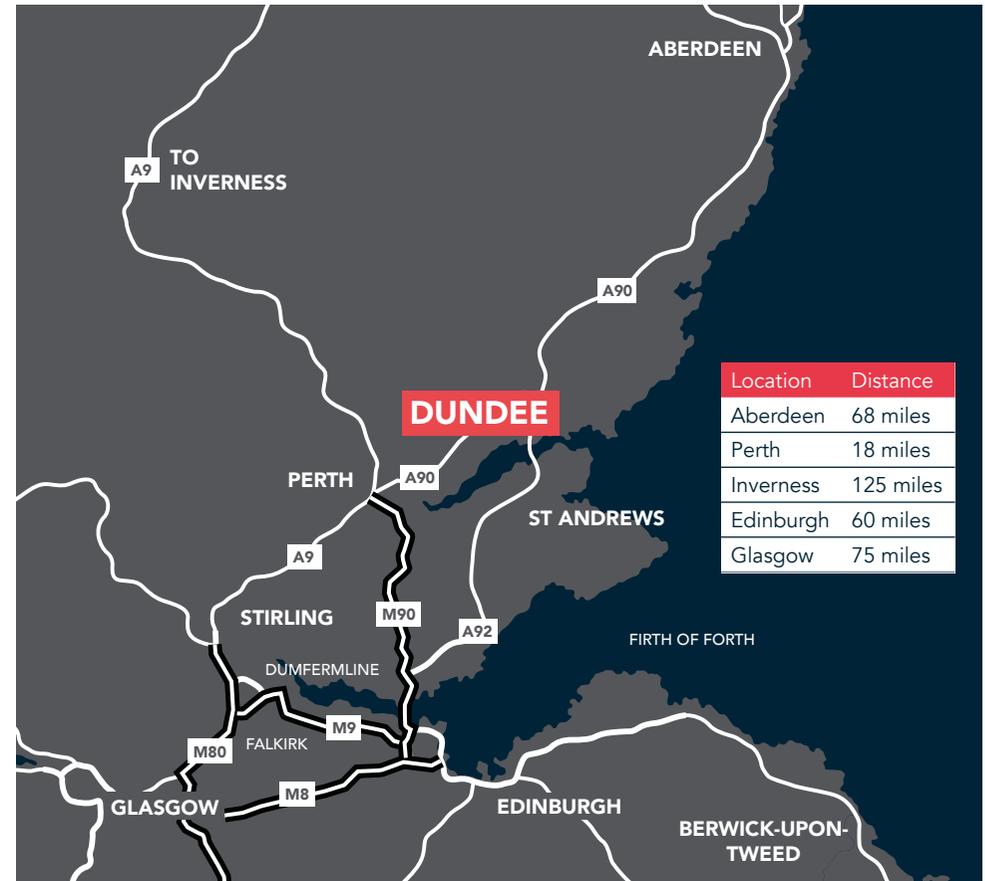
Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (Stansted Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

Dundee's Technology Park is located in close proximity to the A90 trunk road, the Cities outer ring road approximately 4 miles west of the City Centre. The A90 provides access to Aberdeen to the north and via the M90 motorway to Edinburgh to the south.

Dundee is presently undergoing a one billion transformation to its waterfront which comprises significant development

not only to the City Centre but also along Riverside Drive to the Cities airport and the surrounding area. The centre piece to the waterfront development is the V&A Dundee an International Centre for Design in Scotland first ever design museum to be built in the UK outside London.

The Technology Park has a variety of both national and local occupiers including HMRC, BNP Paribas Hillcrest and Insights.



DESCRIPTION

The subjects comprise a modern detached 2 storey pavilion building of steel portal framed construction with a combination of brick work and insulated cladding panels to the external elevations and roof. Internally the property has an impressive full height entrance atrium providing a mix of cellular and open plan office accommodation with suspended ceiling and recess lighting throughout. There are a combination of raised access floors at first floor and solid concrete at ground floor with air conditioning throughout.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement (2nd Edition) with floor areas calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

We estimate the subjects extend to the following:

Area	Sq m	Sq ft
Ground	655.22	7053
First	657.07	7073
Total	1312.29	14126

In addition there are 64 car parking spaces on site.



TERMS

The subjects are available to lease as a whole or on a floor by floor basis. Alternatively consideration will be given to a sale of the property.

For further information in this regard available from the Sole Letting Agents.

EPC RATING

Available upon request

RATING ASSESSMENT

The property is entered in the Valuation Roll with Net and Rateable Value of £160,750.

The subjects will be required to be assessed for rating purposes upon occupation should they be let in part. Interested parties are encouraged to speak to Dundee City Council in this regard.

VAT

All figures are quoted exclusive of VAT.



FURTHER INFORMATION

Andrew Dandie

Tel: 01382 200064

Mobile: 07803 896967

Email: andrew.dandie@g-s.co.uk

Garth Davison

Tel: 01382 200064

Mobile: 07809 490581

Email: garth.davison@g-s.co.uk

**GRAHAM
SIBBALD**

**01382 200 064
g-s.co.uk**

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