

SIDLAW HOUSE

TO LET



SIDLAW HOUSE, 4 EXPLORER ROAD,
DUNDEE, DD2 1EG

Substantial detached office building comprising 6,038 sq m (64,998 sq ft). Occupying a site of some 20.9 acres / 8.45 Hectares.

GROUND FLOOR:

33,810 sq ft (3,141 sq m)

FIRST FLOOR:

31,188 sq ft (2,897 sq m)



LOCATION

Sidlaw House is situated in the city of Dundee which is located on the east coast of Scotland. Dundee is Scotland's 4th largest city with a population of some 150,000. It occupies a strategic location almost equidistant between Edinburgh to the south (60 miles) and Aberdeen to the north (65 miles), benefiting from excellent road and rail connections. The M90 motorway/A85 affords a direct link to Edinburgh and the south, while the M9 motorway/A9 from Perth allows access to the west and north of Scotland and the central belt. Dundee has excellent train services with regular direct services to Edinburgh, Glasgow, Aberdeen, and the rest of the UK. The City also benefits from an Airport with regular flights to London and Belfast.



DESCRIPTION

Sidlaw House provides high specification open plan office accommodation over ground and first floors. The building is of steel frame construction with external brick elevations and benefits from good natural light through double glazed aluminium powder coated windows under a pitched profile steel sheet roof. The building is configured with a double height entrance lobby to the front, adjoining a large staff canteen with open plan offices behind.

There are 450 car parking spaces – a ratio of 1:136 psf.



**450 CAR
PARKING
SPACES**



**£1 BILLION
TRANSFORMATION**

Dundee is currently undergoing a £1 billion transformation of its waterfront which comprises circa 240 hectares of development land, new state of the art train station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London. The waterfront development along with Dundee and Abertay Universities, The Welcome Trust and the recently announced Eden Project Dundee are all combining to change the commercial landscape of the city.

SITUATION

Sidlaw House is situated on Dundee Technology Park, which is 3 miles to the west of the city centre. The park is well situated at the Western Gateway to the City, close to the A90 and benefitting from Dundee’s unique strategic position at the heart of the road network connecting the city to Aberdeen, Edinburgh and Glasgow. The A90 connects to Perth some 20 miles to the southwest.

SPECIFICATION

The building is available in its current configuration, albeit repaired, reinstated and fully redecorated to meet occupier requirements. The current specification includes:

- Fully access raised floors
- Attractive double height entrance reception
- Suspended ceilings with integrated lighting
- Four pipe fan coil comfort cooling
- 10- person passenger lift

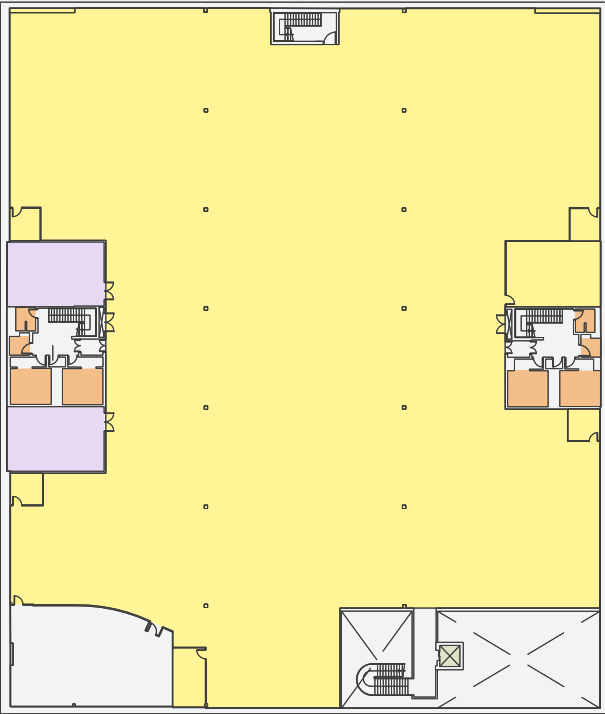
ACCOMMODATION

The building has been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following areas:

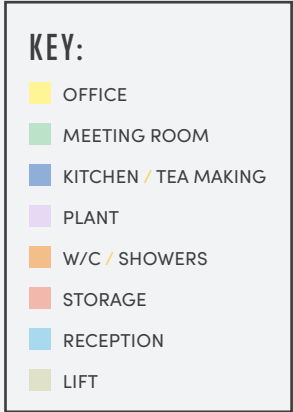
AREA	SQ FT	SQ M
Reception	2,202 sq ft	205 sq m
Ground Floor office	31,055 sq ft	2,885 sq m
Ground Floor storage	553 sq ft	51 sq m
First Floor	31,188 sq ft	2,897 sq m
TOTAL:	64,998 sq ft	6,039 sq m



GROUND FLOOR
33,810 sq ft (3,141 sq m)



FIRST FLOOR
31,188 sq ft (2,897 sq m)



MEZZANINE
25.51 m² / 275 ft²

AVAILABILITY

The subjects are available on a To Let basis and all enquires are welcome via the joint marketing agents.

EPC

Available on request.

VAT

VAT will be applicable on any transaction.

SUB-DIVISION OPPORTUNITIES

Consideration will be given to potential sub-division on a floor by floor or part floor basis. Indicative plans and timescales are available on request from the letting agents.



FURTHER ENQUIRIES

All interested parties should contact the joint marketing agents for further information:

Andrew Dandie
t: 01382 200 064
e: Andrew.Dandie@g-s.co.uk

Murray Watson
t: 01382 200 064
e: Murray.Watson@g-s.co.uk

Peter Fraser
t: 0131 469 6027
e: Peter.Fraser@avisonyoung.com

Andrew Morrison
t: 0131 469 6024
e: Andrew.Morrison@avisonyoung.com

 **GRAHAM
SIBBALD**

 **AVISON
YOUNG**

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Date of publication: May 2022.

Produced by Designworks.