



WESTPORT
PROPERTY
CHARTERED SURVEYORS

TO LET

**Alchemy House, 8 Tom
McDonald Avenue, Dundee,
DD21NH**

**Offices
6,191 sq ft**

OFFICE & LABORATORY ACCOMMODATION

- CLOSE TO NINEWELLS HOSPITAL & MEDICAL SCHOOL
- EXCELLENT FACILITIES FOR LIFE SCIENCE AND/OR RESEARCH & DEVELOPMENT COMPANIES
- WITHIN DUNDEE MEDIPARK
- WITHIN EASY REACH OF DUNDEE CITY CENTRE, DUNDEE AIRPORT, DUNDEE & ABERTAY UNIVERSITIES AND THE JAMES HUTTON INSTITUTE

Location

The subjects are located within the popular Dundee Medipark Park, approximately 4 miles west of Dundee city centre. More precisely, the subjects are located on the south west side of Tom McDonald Avenue, to the north of Dundee Technology park.

Dundee has a resident population of approximately 150,000 and a regional catchment population in the region of 340,000. The city is within 90 minutes drive time of 90% of the population of Scotland. Dundee has excellent training, research and teaching facilities and is noted as a centre of excellence for the medical research, bioscience and digital media industries.

Description

The subjects provide a high specification modern single storey office and laboratory building.

The building benefits from a modern specification throughout and is arranged internally to provide reception / open plan office, 2 individual offices, meeting room, labs space, wet lab, cold room, storage, WC and staff accommodation.

Extensive car parking is available on site.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows:

Description	Sq.m.	Sq.ft.
Office, lab, storage, WC & staff facilities	575.19	6,191

Terms

The premises are available on full repairing and insuring terms for a period to be negotiated period.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in connection with any transaction with the tenant being responsible for any registration dues and Land & Building Transaction Tax incurred.

Viewing Arrangements

Please contact the sole letting agent to arrange an accompanied viewing.

Business Rates

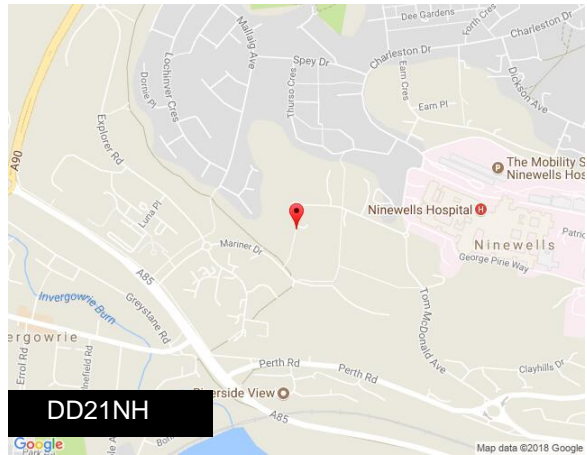
Rates Payable: £28,191
(based upon Rateable Value: £57,300 and UBR: 49.2p)
Any new occupier will have the right to appeal this rating assessment.

Rent

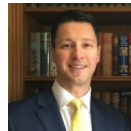
On Application

Energy Performance Rating

Available upon request.



Fergus McDonald
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Adam Hutcheson
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Please read carefully: These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Date: 12/04/2018

