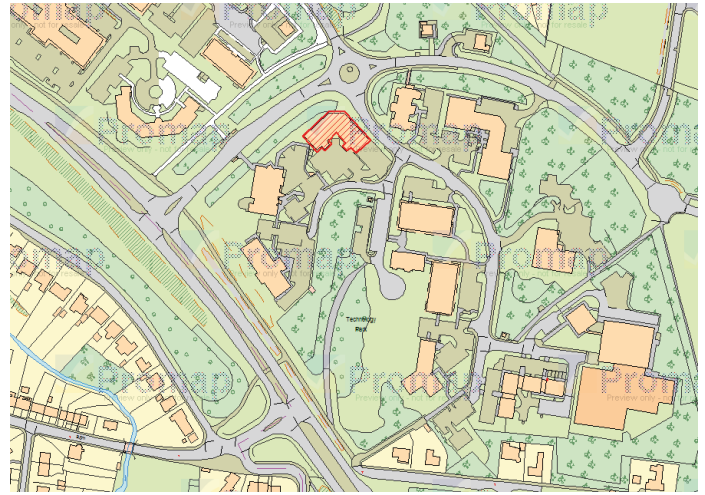




## Unit A + B, Technology Park, Gateway East, Gemini Crescent, Dundee DD2 1TY

- Flexible office accommodation
- 2 Suites available individually or combined
- Suites available between 3,225 sq.ft. - 7,917 sq.ft.
- Substantial car parking
- Incentives available



## LOCATION

Dundee is Scotland's fourth largest city with an estimated 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 90% of the country's population within 90 minutes' drive time.

Dundee is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront centered around the V&A Dundee, Scotland's first design museum.

The subjects are located within the Dundee Technology Park, to the West of the city centre. The technology park has excellent road links to the Kingsway, the cities outer ring road which links to the A90 trunk road.

The property is specifically situated to the West of the park, surrounding operators are a mix of local and national covenants.

## DESCRIPTION

The property comprises an office building of steel frame construction arranged over two floors, located on Gemini Crescent just off Riverside Avenue (A85). The A90 and Invergowrie Railway Station are both close by.

The subjects are contained within a two-storey detached office pavilion and benefit from reflective double glazed tinted windows. The available suites provide versatile accommodation suitable to meet individual tenant requirements with dedicated parking provided on site.

## AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Net Internal Area to be as follows:-

Unit	Floor	Size sq ft	Status
A	First	4,692	Available
B	First	3,225	Available
<b>Total</b>		<b>7,917</b>	

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of:

Unit	RV
A	£50,500
B	£36,000

## LEASE TERMS

The subjects are available on standard commercial terms for a term to be agreed. Further information from the Sole Letting Agent.

## EPC

Available from the Sole Letting Agents.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

1. 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. Graham + Sibbald 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. Graham + Sibbald 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 Purchaser/Tenants.
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6. Date of Publication: July 2019