

Riverside House, 11 Luna Place
Gateway West, Dundee Technology Park
Dundee, DD2 1TP

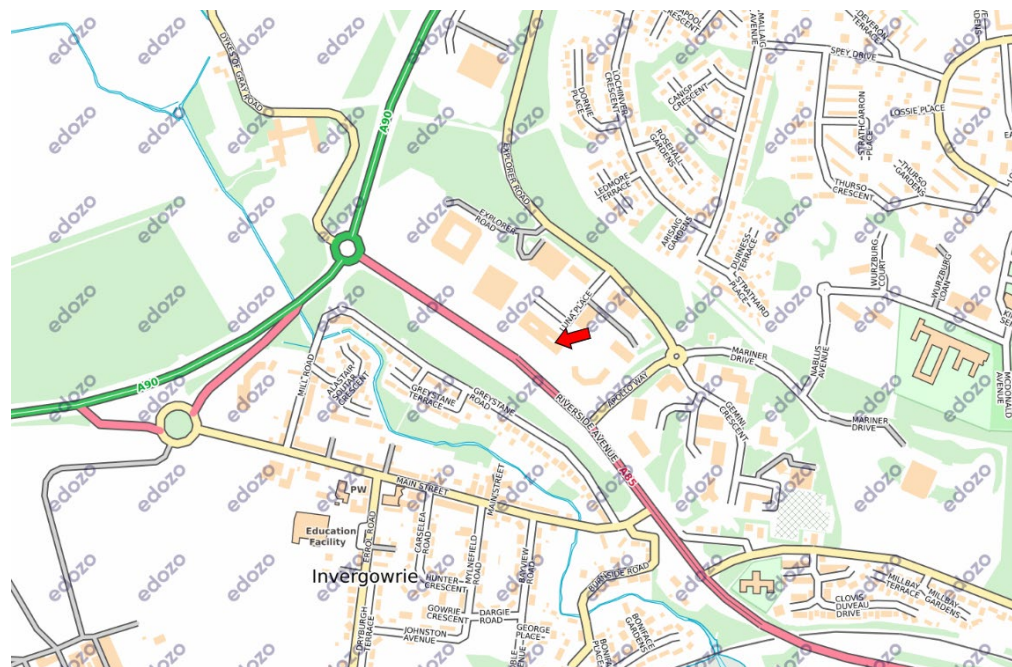
- Modern Business Units
- Direct Access to A90
- Highly Visible Prominent Site
- Excellent Transport Links
- Units available from 1,056 to 2,829 sq.ft.
- May Suit a Variety of Commercial Uses

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 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects sit within the popular Technology Park with primary access being taken directly off Riverside Drive. The subjects benefit from a highly visible and prominent location visible from the busy Riverside Drive. The Technology Park lies in close proximity to the cities outer ring road and as such benefits from excellent transport links close by. Surrounding properties have a mixture of tenants within Dundee Technology Park.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a modern recently refurbished pavilion containing 12 individual commercial units. The units vary in size starting at 1,056 sq.ft. and extend to 2,829 sq.ft.

Access to each unit is via a secure access pedestrian door with glazed frontage with roller shutter as well as an additional roller shutter vehicle access door. Each unit benefits from a kitchenette and WC. The building benefits from ample car parking, a secure car park and CCTV.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Unit	Size (SQ.M)	Size (SQ.FT)
1	150.41	1,619
2	124.86	1,344
3	98.11	1,056
4	98.11	1,056
5	124.86	1,344
6	150.41	1,619
7	214.70	2,311
8	125.36	1,349
9	200.67	2,160
10	262.82	2,829
11	125.33	1,349
12	214.70	2,311
13	22.30	240
14	39.67	427
Secure Yard		

RATEABLE VALUE

The subjects will be assessed upon occupation.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let. Further information is available from the Letting Agents.

VIEWING

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

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
Charles.Clark@g-s.co.uk

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: February 2023