

# TO LET CAVENDISH BUILDING



9,601 M<sup>2</sup> /  
103,346 SQ FT



**MICHELIN  
SCOTLAND  
INNOVATION  
PARC**

**Michelin Scotland Innovation Parc**  
Baldovie Road | Dundee | DD4 8UQ



## DESCRIPTION

- SUBSTANTIAL MODERN TWO BAY INDUSTRIAL UNIT
- STEEL PORTAL FRAME CONSTRUCTION
- CONCRETE FLOOR
- INSULATED PROFILE WALLS AND ROOF CLADDING
- ADJOINING SINGLE STOREY OFFICE BUILDING

### SPECIFICATION

- Warehouse minimum eaves height of 8m
- Column free internal layout
- 24-hour security
- 10% translucent roof panels
- 6 no. dock leveller vehicle access doors
- Suspended fluorescent strip lighting

### LEASE TERMS

This building is available on a full repairing and insuring basis and confirmation of the annual rent and other occupational costs for the property are available on request.

### RATEABLE VALUE

The building has yet to be separately assessed for rating purposes. A provisional assessment can be provided.

### BUSINESS SUPPORT

MSIP offers advice to potential tenants in respect of business support packages currently available.

### ENERGY PERFORMANCE CERTIFICATE

A copy is available upon request.



### SUSTAINABLE ENERGY

MSIP benefits from the ability to offer green and sustainable energy options, further details on request.

A legally binding contract entered into as set-out in the Heads of Terms will be subject to the counterparty satisfying Ryden's and Westport Property requirements in relation to Anti-Money Laundering Regulations.

**FOR DETAILS** on availability and incentives available please contact the joint agents:

**Ryden**

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**WESTPORT**  
PROPERTY

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