



Ruby House, Luna Place, Dundee Tech Park, DD2 1TP
Refurbished Offices (300 sq ft to 7,900 sq ft)
Available Q4 2023

WESTPORT
PROPERTY
CHARTERED SURVEYORS

SMART&CO.
surveyors & property consultants



Property Highlights

- Prominent location fronting onto Riverside Drive
- Extensively refurbished offices over ground and first floors
- Substantial private car parking with 80 spaces
- Range of suite sizes available from 300 sq ft to 7,900 sq ft
- Energy efficient improvements being undertaken that will make the building have an EPC rating of B or better
- Cycling friendly accommodation with bike storage and shower facilities

Location

Dundee is one of Scotland's largest cities with an estimated population of approximately 145,000 and wider catchment in excess of 500,000. The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within a 90-minute drive time.

Dundee is currently undergoing a substantial transformation to its waterfront area which comprises significant development not only to the City Centre but also along Riverside Drive to the City's airport and the surrounding area. The centrepiece to the waterfront development is the V&A Dundee, the first ever V&A museum to be built in the UK outside of London, and an international centre for design in Scotland.

The subject property, Ruby House, is prominently situated within Dundee Technology Park fronting onto Riverside Drive. The new owners will be occupying part of the property and are in the process of extensively refurbishing the entire building to include a complete overhaul of the communal entrance and toilet areas, installation of a new passenger lift, new energy efficient air-conditioning and heating throughout, new led lighting & creation

of communal meeting rooms, breakout areas and cycling/shower facilities. Future improvements include the installation of solar panels and EV charging stations within the car park.

Description

The premises comprise a range of offices suites ranging in size from 300 sq ft up to 7,900 sq ft (whole floor). See indicative layout on last page of brochure.

Rent & Terms

We are seeking expressions of interest at this stage from interested parties looking to rent. All enquiries for viewings should be made via the joint letting agents as below.

EPC

A new Energy Performance Certificate will be prepared following the completion of the refurbishment works. It is anticipated that the improvements will make the building a B rating or better being one of the best ratings available in Dundee at present.

VAT

The subject property has been elected for VAT therefore will be payable on the rent and service charge.

Legal Costs

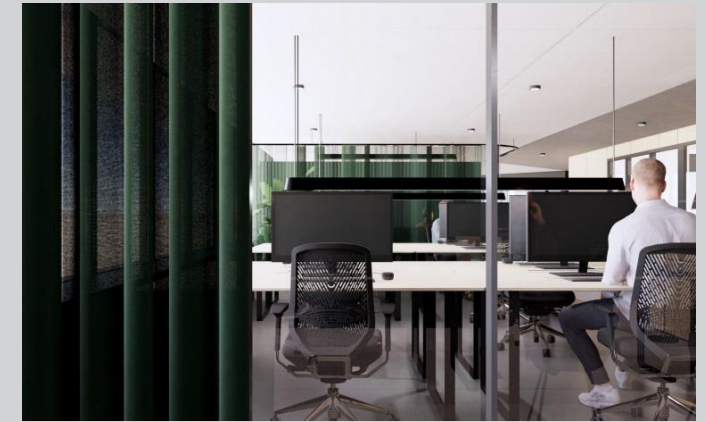
Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBT and registration dues if applicable.

All Enquiries

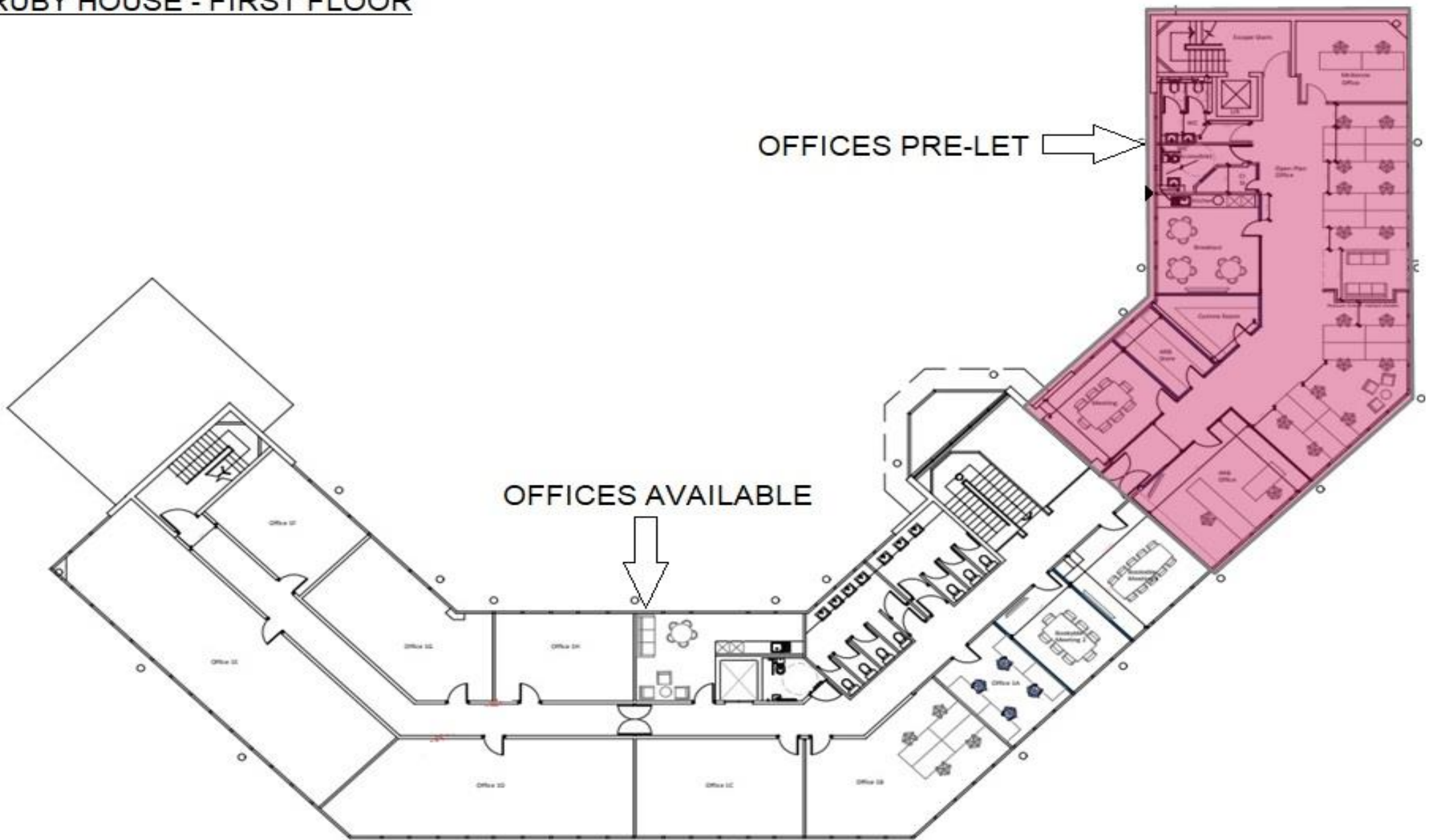
Graeme Duncan
e: graeme@smartandco.co.uk
t: 01738 318 100
m: 07954 815 365

Fergus MacDonald
e: fergus@westportproperty.co.uk
t: 01382 202962
m: 07900 474 406

Photos below are visuals of how the offices will look following the refurbishment works which are currently underway.



RUBY HOUSE - FIRST FLOOR



Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.