

**BALDOVIE ROAD
DUNDEE
DD4 8UQ**

TO LET

**DISTRIBUTION AND
MANUFACTURING BUILDINGS
(CAPABLE OF SUBDIVISION)**

**2,993 - 29,240 SQ M
(32,309 - 314,750 SQ FT)**

On the instructions of:



www.msipdundee.com

SIGNIFICANT GREEN & SUSTAINABLE ENERGY CAPABILITIES

MSIP

Michelin Scotland Innovation Parc (MSIP) is a joint venture between Michelin, Dundee City Council and Scottish Enterprise.

The site totals 32 hectares and occupiers have access to the Innovation Campus and Skills Academy. There is a significant green energy supply delivered from sustainable sources and the parc also has the benefit of a 24 hour manned security provision (plus CCTV).

Accommodation

We estimate the gross internal area of the buildings to be as follows:

Foote	9,816 sq m	105,669 sq ft
Telkes	10,293 sq m	110,791 sq ft
Cavendish	9,601 sq m	103,346 sq ft
Total	29,710 sq m	319,806 sq ft

Within the Cavendish building, we can offer smaller accommodation from 2,993 sq m (32,309 sq ft).



Description

The accommodation provides quality purpose built distribution accommodation.

The construction is of steel portal frame with insulated walls and roof cladding with an **eaves height of 11m** in the main section of the building.

The building also benefits from the following:

- Secure site with 24 hour onsite presence and CCTV coverage
- Dock levellers Foote and Telkes (7 no.) / Cavendish (6 no.)
- LED Strip lighting (Foote and Telkes)
- Sprinkler system with capacity available for additional coverage
- Floor loading capacity of 3T/m²
- Column spacing 22m (E-W) and 18m (N-S)
- Heating and ventilation system (Foote and Telkes)
- Access to sustainable heat supply (from Qtr 1 2023)
- Yard Space available for each building adjacent to dock levellers

Location

Located to the north east of the town centre, MSIP is ideally situated to not only service the city, but also benefits from quick access to the Kingsway and in turn the A90 connections with Aberdeen (north) and Perth, Edinburgh and the motorway network to the south.

Dundee is an excellent location for business growth and provides an exceptional quality of life with a low cost of living, making MSIP and the city an attractive option for companies seeking quality accommodation in the central belt of Scotland.



Approximate travel times are as follows:

Dundee City Centre	10 minutes
Aberdeen	1 hour 15 minutes
Perth	30 minutes
Edinburgh	1 hour 15 minutes
Glasgow	1 hour 45 minutes

Sustainable Energy

Two 2.1MW wind turbines, steam and heat from a newly-commissioned waste-to-energy plant.

Use

The buildings are suitable for distribution or manufacturing.

Terms

The buildings are available to lease on terms to be agreed. Further information can be provided by the marketing agents mentioned below.

Entry

An early entry date can be offered if required.

Viewing & Further Information

By contacting:

Neil McAllister
 e: neil.mcallister@ryden.co.uk
 m: 07831 610 721

Fergus McDonald
 e: fergus@westportproperty.co.uk
 m: 07900 474406

Energy Performance Certificate

A copy of the energy performance certificate is available on request.

Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the landlord/vendor and their agents regarding the source of the funds used to complete the transaction.

Ryden.co.uk
 0131 225 6612

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