

TO LET FULHAME UNIT 1&2



**FULHAME
BUILDING**

**360 M² /
3,918 SQ FT**



**MICHELIN
SCOTLAND
INNOVATION
PARC**



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

DESCRIPTION

THE UNITS ARE OF STEEL PORTAL FRAME CONSTRUCTION AND BENEFIT FROM BOTH VEHICLE AND PEDESTRIAN ACCESS DOORS, 3 PHASE POWER, A MINIMUM 6 METRES EAVES HEIGHT, WC FACILITIES AND CONNECTIVITY TO POWER DELIVERED FROM SUSTAINABLE SOURCES, WATER AND DRAINAGE.

AS PART OF OUR INNOVATION CAMPUS, THIS BUILDING WILL OFFER FLEXIBLE SPACE FOR RESEARCH AND DEVELOPMENT AS WELL AS OFFICES AND WORKSHOPS FOR START-UPS AND SPIN OUTS.

SPECIFICATION

- £9.50 per sq ft ex VAT
- Secure loading and parking area situated at the rear
- Class 5 (light industry) planning consent
- Secure location (24 hr manned security provision, plus CCTV).
- Significant green & sustainable energy capabilities on the Parc
- 6 metre eaves
- Immediate entry available
- Access to Innovation Campus & Skills Academy

LEASE TERMS

This building is available on a full repairing and insuring basis for a term to be agreed. Confirmation of additional annual occupational costs for the property are available on request.

RATEABLE VALUE

£24,500

BUSINESS SUPPORT

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

ENERGY PERFORMANCE CERTIFICATE

A-rated by the UK's energy performance rating system, higher than the standard benchmark for buildings of this type.



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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