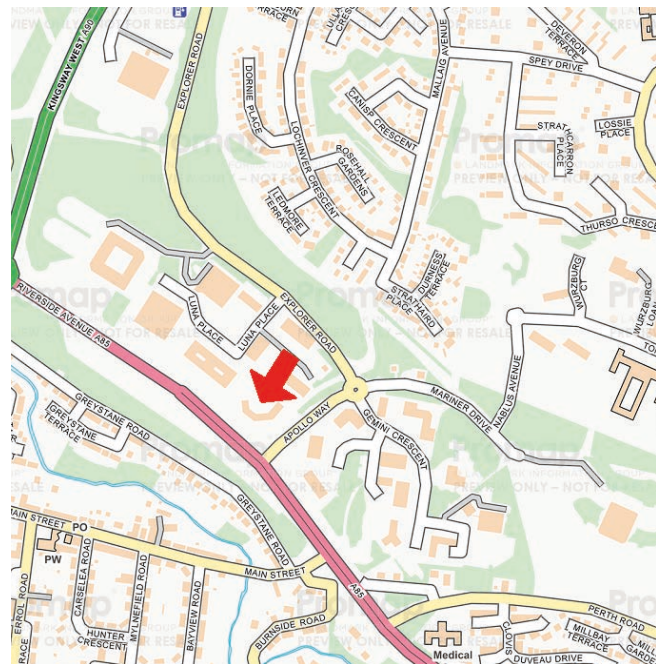




## Tayforth House, 9 Luna Place, Dundee Technology park, Dundee, DD2 1TY

- From 325 sq. m. — 703 sq. m. (3,495 — 7,561 sq. ft.)
- First floor office accommodation
- Modern open plan space with generous car parking



## LOCATION:

Tayforth House is a prominent modern detached office building of individual design located at the main entrance to Dundee Technology Park at the junction between Riverside Avenue and Apollo Way.

Dundee city centre lies approximately 4 miles to the east of the premises and the main A90 trunk road linking to Perth and the south and to Aberdeen in the north is only a quarter of a mile to the west.

Dundee is Scotland's fourth largest city with a population of approximately 145,000 and an estimated catchment population of approximately 340,000. The city is the administrative and commercial centre for the Tayside area and is well served by an excellent communications network. The city is within ninety minutes travel time of approximately 90% of the population of Scotland, and lies approximately 65 miles north of Edinburgh, 22 miles east of Perth and 65 miles south of Aberdeen. Dundee City Airport is located some 2 miles east of Tayforth House.

## DESCRIPTION:

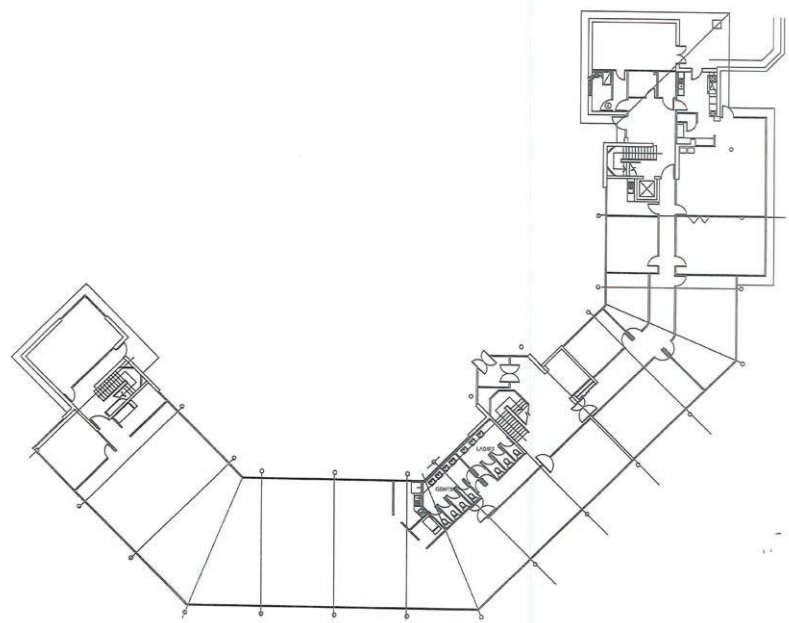
The accommodation comprises the entire first floor arranged over two suites, providing open plan office accommodation with the following specification:

- Raised access floor
- Double glazed windows
- Air conditioning
- Male / Female WC accommodation
- Dedicated on site car parking

## ACCOMMODATION:

We calculate the net internal floor area of the first-floor office accommodation to be as follows:

Floor	Sq. M.	Sq. Ft.
First Floor East	325	3,495
First Floor West	378	4,066
<b>TOTAL</b>	<b>703</b>	<b>7,561</b>



## BUSINESS RATES

The suites have the following Rateable Value

First Floor East - £38,000  
First Floor West - £51,000

For an indication of the current annual business rates liability please contact the joint letting agents.

## EPC

The property has an EPC 'F' rating

## TERMS

On application

## VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

## LEGAL COSTS:

Each party shall be responsible for their own legal costs in connection with the transaction, with the tenant being responsible for any LBBT and VAT thereon incurred thereon.

## VIEWING:

Viewing is strictly by appointment with the joint letting agents:

To arrange a viewing contact:



**Graham + Sibbald**

1 Greenmarket, Dundee, DD1 4QB

Grant Robertson

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Email: grant.robertson@g-s.co.uk



**Ryden**

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## IMPORTANT NOTICE

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6. Date of Publication: January 2019