WESTPORT PROPERTY
CHARTERED SURVEYORS

Office
TO LET



Suite 3 Blyth Building, Michelin Scotland Innivation Parc, Baldovie Road, Dundee, DD4 8UQ

SELF-CONTAINED GROUND FLOOR OFFICE

Tenure	To Let
Available Size	1,275 sq ft / 118.45 sq m
Rent	£11,000 per annum ex VAT
Service Charge	£10.50 per sq ft ex VAT
Rates Payable	£3,685.20 per annum
Rateable Value	£7,400
BER Rating	Upon enquiry

Key Points

- QUALIFYING OCCUPIERS MAY BENEFIT FROM 100% RATES RELIEF
- SUITABLE FOR A VARIETY OF BUSINESS USES
- LOCATED WITHIN MICHELIN SCOTLAND INNOVATION PARC
- WITHIN A VIBRANT INNOVATION PARK
- AVAILABLE FOR IMMEDIATE ENTRY
- AMPLE CAR PARKING
- GREEN AND SUSTAINABLE ENERGY
- ON SITE CAFE

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Description

The subjects form part of a detached two storey office pavilion of brick construction under a flat felt roof.

There is one remaining suite at ground floor level which provides a self-contained office which is accessed from the main campus area.

The premises were last used for occupation health purposes and so are currently arranged internally to provide a large reception area, five no. offices / consulting rooms with ancillary store, kitchen and WC facilities. The subjects benefit from a vinyl floor finish throughout, plaster on hard wall, lighting by way of fluorescent strip fitments supplementing natural light provided by double glazed windows, a gas central heating system and a suspended grid ceiling.

Ample car parking is provided on site.

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. The site benefits from excellent transport links including an electric bus connection to Dundee City Centre.

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.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) as follows-

118 sq m (1,275 sq ft)

Terms

The subjects are available on Full Repairing terms at a rental of £11,000 per annum. Further information is available from the sole letting agents.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

Rateable Value

The subjects are entered in the Valuation Roll for this financial year as follows:-

Office - NAV/RV - £7,400.

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

EPC Rating

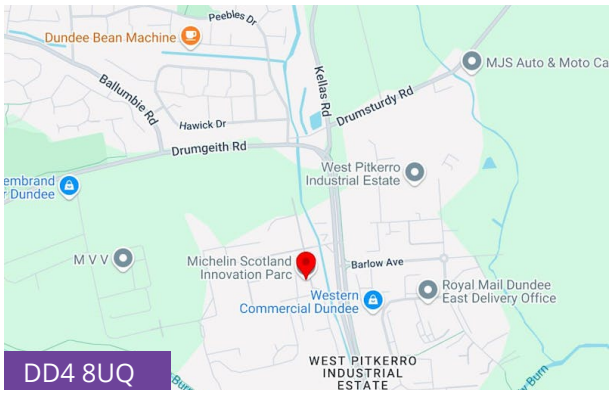
Available on request.

Viewing

Viewing is through the sole letting agents, Westport Property on 01382 225 517.







Viewing & Further Information



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