WESTPORT PROPERTY
CHARTERED SURVEYORS

Office, Serviced Office
TO LET



Unit 23B Prospect Business Centre, Gemini Crescent, Dundee Technology Park, Dundee, DD2 1TY

HIGH QUALITY SERVICED OFFICE AND LABORATORY SPACE WITH PARKING

Tenure	To Let
Available Size	659 sq ft / 61.22 sq m
Rent	£6,590 per annum ex VAT
Service Charge	£6,360 per annum
Rates Payable	£3,984 per annum Occupiers may qualify for up to 100% rates relief under the terms of the Small Business Bonus Scheme, subject to meeting qualifying criteria.
Rateable Value	£8,000
EPC Rating	Upon enquiry

Key Points

- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- SUITABLE FOR A VARIETY OF BUSINESS USES
- EASY ACCESS TO THE A90, DUNDEE CITY CENTRE, AIR AND RAIL SERVICES
- CAR PARKING AVAILABLE
- HOSTED RECEPTION AND FLEXIBLE MEETING ROOMS

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Description

Prospect Business Centre comprises three stand-alone units - Prospect House, Prospect 2 and Software Centre - complemented by designated car parking areas for the three individual buildings.

Prospect II comprises a single storey building with glass curtain walling under a pitched profile aluminium roof. The premises are fitted out to provide 5 laboratory suites and benefit from communal kitchen and male and female WC facilities.

Location

Dundee Technology Park is a well established business park, strategically located in close proximity to Dundee University Medical School and Ninewells Hospital.

The park lies approximately 4 miles west of Dundee city centre.

The park was originally established to provide a location for high technology uses, nowadays providing a campus style environment with good quality office space. The park is situated to benefit from easy access to the motorway network, linking Dundee to the rest of the country. Surrounding occupiers include Insights Learning & Development, Axis Shield and Brightsolid.

Accommodation

Flexible serviced office and laboratory suites with high quality meeting rooms with wi-fi, wide screen TV/monitor, telephone and refreshments are available on a chargeable basis. Prospect II benefits from a 23 space car park.

Name	sq ft	sq m	Availability
Ground - Office/Lab Space	659	61.22	Let

Terms

The premises are immediately available by way of a new internal repairing lease at rent of £6,590 per annum.

There is also an annual service charge of £6,360 which covers maintenance of common areas & costs, insurance and heating costs.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Office - NAV/RV - £8,000

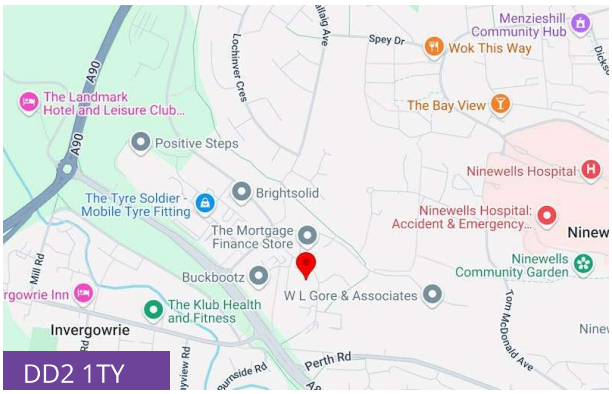
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Viewing

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.







Viewing & Further Information



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