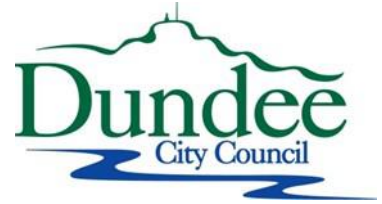


# TO LET

## Former Laboratory Building



- Purpose-built office/laboratory



### Viewing and Further Information

By arrangement with letting agents:

Dundee City Council

Dundee House

50 North Street

Dundee

DD1 1LS

Tel: 01382 434341

Email: [gavin.wilson@dundeecity.gov.uk](mailto:gavin.wilson@dundeecity.gov.uk)

# Former Laboratory Building



## Location

The property occupies a prominent position in a well-established Technology Park. There are a number of local and national businesses located in the Technology Park which provides good access to the city centre and to the A90 trunk road and the motorway network and beyond.

## Description

Purpose built office/laboratory space with associated storage and staff facilities, laid out over ground and first floor levels. The subjects provide excellent facilities for life science/research/development companies with the laboratory space being equipped with the following:

- Walk in cold rooms
- Walk in warm room
- Loading bay measuring 2.76m x 2.54m

The subjects are served by mains electricity, gas and water and drainage services. No warranty is provided with regard the provision or working order of any services or facilities and prospective tenants should satisfy themselves as to the current condition.

## Rates

The property is entered in the Valuation Roll with a rateable value of £130,500.

Interested parties should contact Dundee City Council Non-Domestic Rates on 01382 431203 or [revenues.division@dundeecity.gov.uk](mailto:revenues.division@dundeecity.gov.uk) to confirm the rates payable and to ascertain whether they qualify for any reductions.

## Use and Planning

The subjects fall within use Class 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Any prospective lessee is responsible for making their own enquiries with the local planning authority and for ensuring that all required consents are sought.

## Energy Performance

A copy of the EPC is available on request.

### GROSS INTERNAL AREA:

1,125m<sup>2</sup> (12,110ft<sup>2</sup>)

### TERMS:

Available on a Tenant Full Repairing and Insuring Basis. Lease term to be negotiated. Further information on enquiry.

### RENTAL:

On enquiry

### RATEABLE VALUE:

£130,500

### NOTES

1. Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed 2. Interested parties should satisfy themselves as to all details 3. These particulars are prepared for guidance only and form no part of a binding contract 4. Dundee City Council shall not be liable, in any way whatsoever, for any expense incurred by interested parties should the property be withdrawn at any time.

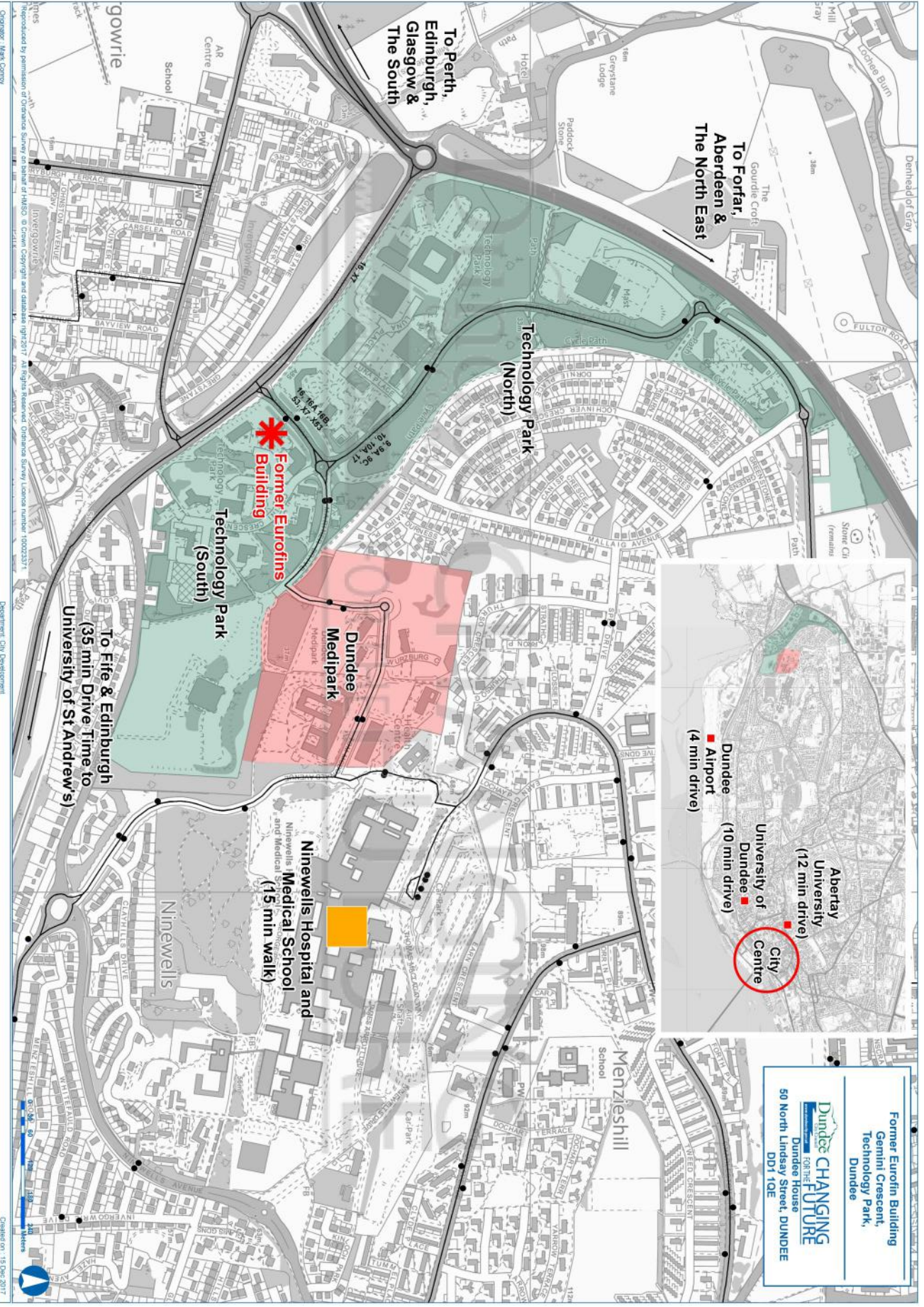








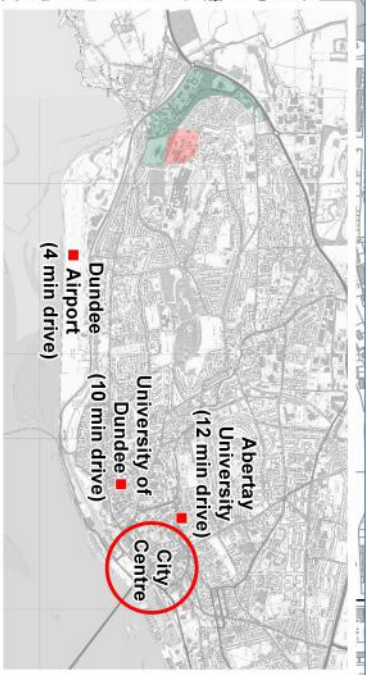




**Former Eurofins Building**  
 Gemini Crescent,  
 Technology Park,  
 Dundee

---

**Dundee CHANGING FOR THE FUTURE**  
 Dundee House  
 50 North Lindsay Street, DUNDEE  
 DD1 1QE



To Fife & Edinburgh  
 (35 min Drive Time to  
 University of St Andrew's)

Ninewells Hospital and  
 Medical School  
 (15 min walk)

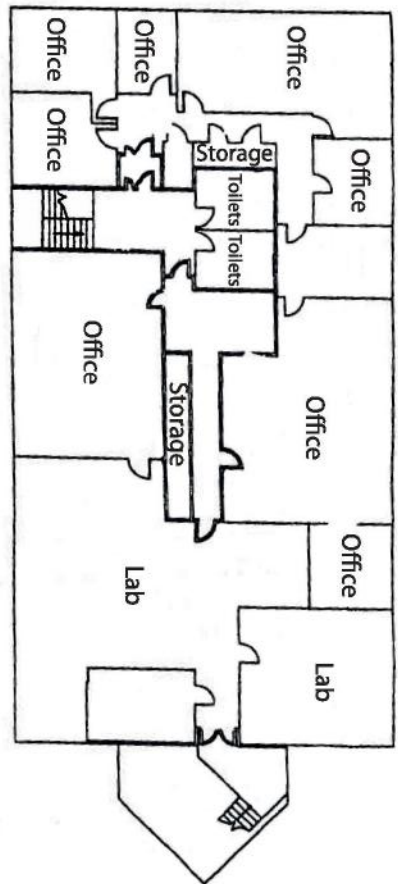
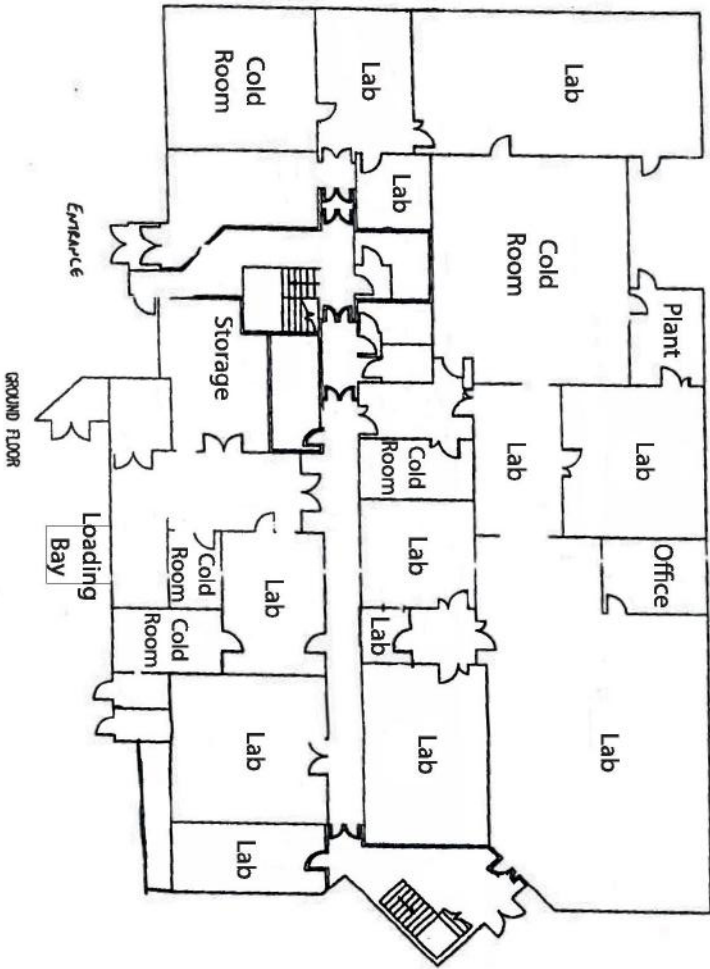
Dundee  
 Medipark

Technology Park  
 (South)

Technology Park  
 (North)

To Forfar,  
 Aberdeen &  
 The North East

To Perth,  
 Edinburgh,  
 Glasgow &  
 The South



INDICATIVE ONLY