



## To Let

Discovery House  
Dundee Technology Park  
Dundee DD2 1SW

16.16 - 154.49 sq m  
(174 - 1,663 sq ft)

- Office suites from 174 sq ft
- Rent - £10 per sq ft (per annum) inclusive of service charge
- Flexible Lease Terms
- Quick Entry of 1 Week available
- Plentiful Parking

## Location

Situated on the east coast, mid-way between Aberdeen and Edinburgh, Dundee is now Scotland's fourth largest city. Dundee has a population of circa. 155,000 and a catchment of some 235,000 persons.

Discovery House is located within the Technology Park, an established office location on the western periphery of Dundee.

The Technology Park has been created to attract modern businesses to Dundee and provides easy access to the City Centre, Universities, Dundee Airport and Ninewells Hospital.

The property itself is located on Gemini Crescent. Occupiers within the Technology Park include Royal Bank of Scotland, Bank of Scotland, Lloyds TSB and Norwich Union along with a number of smaller local and national companies.

## Accommodation

Discovery House was built approximately 20 years ago to provide small/medium sized quality office accommodation within the Technology Park. The area surrounding the property is well landscaped and the property benefits from large amounts of car parking exclusive to the building.

Internally the common areas of the premises have been refurbished and are well maintained. They provide male/female/disabled WCs, together with a communal kitchen area.

The suites have also been refurbished to provide quality accommodation, including carpets, double-glazing, perimeter trunking with full networking, window blinds and suspended ceilings with recessed fluorescent lighting. As such, the suites are in a condition for immediate occupation.

Please call for further information on currently available accommodation.

## Services

The property benefits from mains electricity and drainage to the main sewer. Space heating within the building is via a mix electric wall mounted heaters and storage heaters.

## Rental

Units are let on a Full Repairing and Insuring basis (via the service charge).

Rents are available from £10 per sq ft (per annum) - an inclusive charge to cover rent and service charge.

## Rates

All units are individually rated. Please call for further information.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT Value Added Tax

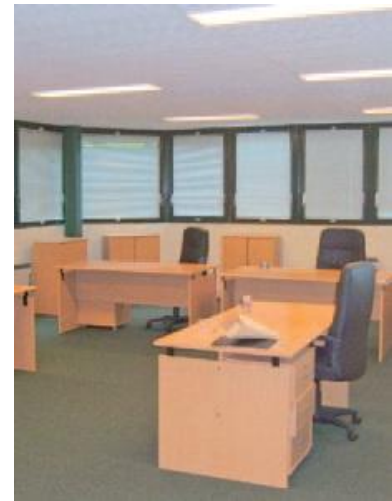
Prices outgoings and rentals are quoted exclusive of but may be liable to VAT.

## EPC

The Energy Performance Certificate for this property has been commissioned but not yet received.

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