

Lot 9

£12.00 per annum
exclusive

Swan House, Explorer Road, Dundee Technology Park, Dundee DD2 1DX

Well Located Heritable Office Opportunity



Key Details

- Situated on strategically located and established business park
- Detached office building comprising approximately 55,391 sq ft
- Benefits from 305 car parking spaces (1:181 sq ft) and an approximate site area of 12.6 acres
- Nearby occupiers include Bank of Scotland, RBS, HM Revenue & Customs and Axis Shield
- Redevelopment Potential (subject to consents)

On Instructions from



Miles: 4 miles west of Dundee City Centre
23 miles east of Perth
62 miles north of Edinburgh

Roads: A85, A90, A92, M90

Rail: Dundee Railway Station

Air: Dundee Airport

Situation

Dundee Technology Park is a well established and strategically located business park situated on the A90 and close to the A85, which provide access to Perth, the national motorway network and Dundee City Centre. The property is situated in a highly prominent corner position on the east side of the A90 and the north side of the A85. The property is accessed from Explorer Road, which is the main trunk road through Dundee Technology Park. Nearby occupiers on the business park include Bank of Scotland, RBS, HM Revenue & Customs and Axis Shield. The DoubleTree Hilton Hotel and Premier Inn are also close by.

Description

The property comprises a detached pavilion style office building arranged over ground and first floors. The accommodation benefits from raised floors, suspended ceilings and a main reception area. Additionally, the property benefits from excellent parking provisions with 305 car parking spaces (1:181 sq ft) and an approximate site area of 5.1 hectares (12.6 acres).

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

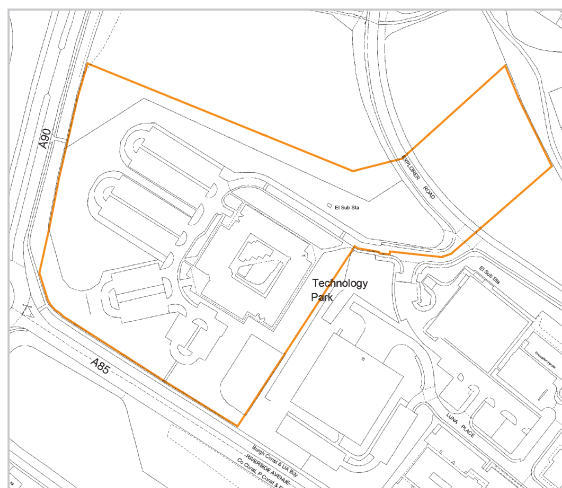
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First	Office Office	2,764.80 sq m 2,381.10 sq m	(29,761 sq ft) (25,630 sq ft)	CENTRIC COMMUNITY PROJECTS LIMITED (1)	1 year from 01/11/2013 (2)	£12.00 (3)
Total		5,145.90 sq m	(55,391 sq ft)			

- (1) Centric Community Projects work with smaller charities and non-profit organisations to help them operate and develop by offering free accommodation for their projects. For further information, please refer to www.centricprojects.org
- (2) The property is let on a rolling monthly lease subject to a mutual option to determine on providing 30 days' written notice.
- (3) The rent has been annualised.



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