

# Lot 28

Vacant

## Upstate House, Gemini Crescent, Dundee Technology Park, Dundee, DD2 1SW

Heritable Vacant Office building with 64 Car Parking Spaces



### Key Details

- Modern detached office pavilion
- Prominent Location Fronting Riverside Drive (A85)
- Substantial Private Car Parking for 64 cars
- Neighbouring occupiers include HMRC, BNP Paribas, The Royal Bank of Scotland, Hillcrest and Insights.

### Location

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 (Mainline and Scotrail)

Air: Dundee Airport

### Situation

Dundee Technology Park is a well established and strategically located business park situated on the A90 and the A85, which provides access to Dundee city centre, west to Perth and onwards to the national motorway network. The property is situated in a highly prominent position fronting onto the A85, also known as Riverside Drive. The property is accessed from Explorer Road, which is the main trunk road through Dundee Technology Park. Nearby occupiers on the business park include The Royal Bank of Scotland, HM Revenue & Customs, BNP Paribas and Hillcrest. The DoubleTree Hilton Hotel and Premier Inn are also close by.

### Description

The property comprises a modern detached 2 storey pavilion building with 64 car parking spaces on site. Internally the property has an impressive full height entrance atrium and provides a mix of cellular and open plan office accommodation. There are a combination of raised access floors at first floor and solid concrete at ground floor with air conditioning throughout.

### Tenure

Heritable.

### VAT

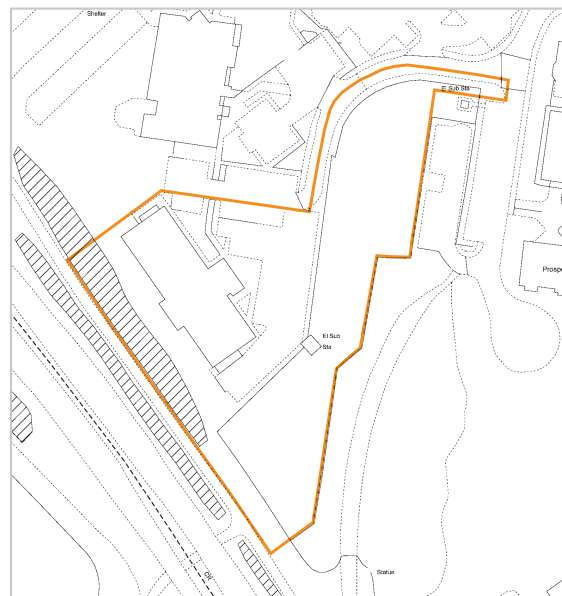
VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Floor Areas (Approx)	Possession
Ground	655.22 sq m (7,053 sq ft)	Vacant Possession
First	657.07 sq m (7,073 sq ft)	
<b>TOTAL</b>	<b>1,312.29 sq m (14,126 sq ft)</b>	

### Viewings

Please contact Mhairi Archibald (07718 899341)



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