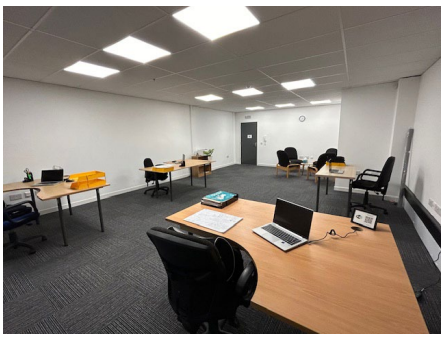
TO LET

SERVICED OFFICE ACCOMMODATION

GRAHAM SIBBALD









Unit 4 Lindsay Court, Technology Park, Dundee, DD2 1SW

The subjects are situated within the Technology Park, located on the western boundary of the city. The subjects are located off Gemini Crescent with a further rear access from Mariner Drive. The Technology Park provides a mature business environment, with a variety of businesses located throughout the park, including a mix of local and national tenants.

The subjects comprise Unit 4 within a terrace of 4 similar properties built, with areas of common car parking, service yard and landscaped grounds. Externally the subjects are constructed of steel portal frame with double glazed windows above composite panelling and boxed profile metal sheeting to the roofs. There is a glazed entrance door to the front elevation and a further rear access point.

Internally, the subjects have been substantially fitted out with internal partitioning to provide an attractive cellular office layout. Two Individual serviced offices are available on flexible terms. Male, female and disabled access toilets and kitchen facilities are provided within the common areas. There is ample unmetered on street parking available immediately adjacent.

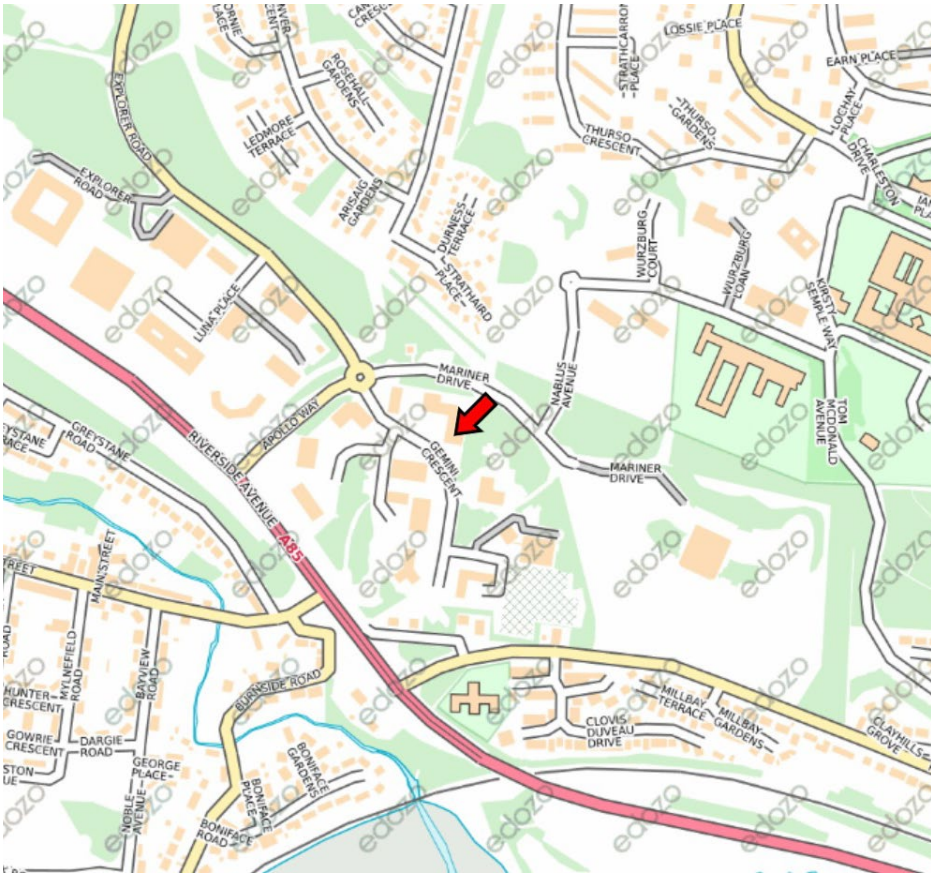
- 1 room currently available
- 50.17 sq.m. / 540 sq.ft.
- Excellent transport links
- Shared modern kitchen and bathroom facilities
- Fully inclusive rental package available

Inclusive package includes;

- Rent
- Service charge
- Heating/lighting
- Business rates
- Water rates (excluding rainwater and surface drainage charges — billed to the occupier based on the rateable value)
- Common area cleaning
- Access to common kitchen area

VIEWING
Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Letting Agents.



To arrange a viewing please contact:



Grant Robertson
Director
grant.robertson@g-s.co.uk
01382 200064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2024