WESTPORT PROPERTY
CHARTERED SURVEYORS

Office, Serviced Office
TO LET



Unit 21 Prospect Business Centre, Gemini Crescent, Dundee, DD2 1TY

HIGH QUALITY LABORATORY SPACE & SERVICED OFFICE WITH PARKING

Tenure	To Let
Available Size	951 sq ft / 88.35 sq m
Rent	£7,493 per annum ex VAT
Service Charge	£9,372 per annum ex VAT
Rates Payable	£5,242.90 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£10,900
EPC Rating	Upon enquiry

Key Points

- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- SUITABLE FOR A VARIETY OF BUSINESS USES
- EASY ACCESS TO THE A90, DUNDEE CITY CENTRE, AIR AND RAIL SERVICES
- CAR PARKING AVAILABLE
- HOSTED RECEPTION AND FLEXIBLE MEETING ROOMS

Unit 21 Prospect Business Centre, Gemini Crescent, Dundee, DD2 1TY

Description
HIGH QUALITY LABORATORY SPACE & SERVICED OFFICE

Location
Prospect Business Centre comprises three stand-alone units - Prospect House, Prospect 2 and Software Centre - complemented by designated car parking areas for the three individual buildings.

Prospect II comprises a single storey building with glass curtain walling under a pitched profile aluminium roof. The premises are fitted out to provide a laboratory suite with office and benefit from communal male and female WC facilities.

Accommodation
Flexible laboratory suite and service office with high quality meeting rooms with wi-fi, wide screen TV/monitor, telephone and refreshments available on a chargeable basis. Prospect II benefits from a 23 space car park.

Name	sq ft	sq m	Availability
Ground - Lab Space / Office	951	88.35	Available
Total	**951**	**88.35**	

Terms
The premises are immediately available by way of a new full repairing lease at rent of £7,493 per annum ex VAT.

There is also an annual service charge of £9,372 which covers maintenance of common areas & costs, insurance and heating costs.

VAT
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Business Rates
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

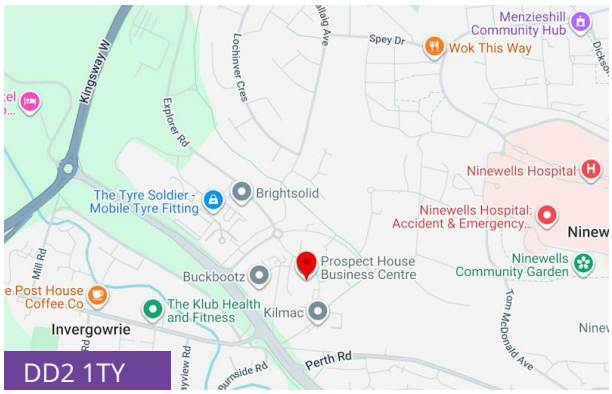
Office - NAV/RV - £10,900

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Viewings
Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.







Viewing & Further Information



Michael Clement
01382 225517 | 07788 661 358
michael@westportproperty.co.uk

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