WESTPORT PROPERTY
CHARTERED SURVEYORS

Office
TO LET



Johnston Building, Unit 8 Baldovie Road, Michelin Scotland Innovation Parc, Dundee, DD4 8UQ

SELF-CONTAINED OFFICE BLOCK

Tenure	To Let
Available Size	4,894 sq ft / 454.67 sq m
Rent	Rent on application
Service Charge	ex VAT
Business Rates	The subjects require to be reassessed for rating purposes
EPC Rating	Upon enquiry

Key Points

- AMPLE CAR PARKING
- GREEN AND SUSTAINABLE ENERGY
- ON SITE CAFE
- LOCATED WITHIN MICHELIN SCOTLAND INNOVATION PARC
- WITHIN A VIBRANT INNOVATION PARK

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Description

The subjects comprise part of a detached, single-storey office / light industrial building linked by way of a pedestrian corridor, which is of traditional brick construction, underneath a flat felt roof.

The available accommodation provides a self-contained office block which provides two large open plan office suites, four additional private offices, meeting rooms and breakout spaces, kitchen and WC facilities.

The property also benefits from ample on-site car parking

Location

Located to the north east of the town centre, MSIP is ideally situated to not only service the city, but also benefits from quick access to the Kingsway and in turn the A90 connections with Aberdeen (north) and Perth, Edinburgh and the motorway network to the south. The site benefits from excellent transport links including an electric bus connection to Dundee City Centre.

Dundee is an excellent location for business growth and provides an exceptional quality of life with a low cost of living, making MSIP and the city an attractive option for companies seeking quality accommodation in the central belt of Scotland.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) as follows-

454 sq m (4,895 sq ft)

Terms

The subjects are available on Full Repairing terms at a rental to be agreed. Further details are available from the marketing agents, Westport Property.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

Rateable Value

The subjects are entered in the Valuation Roll for this financial year as follows:-

Room 1 - £1,650
Room 2 - £2,700
Room 3 - £1,550
Room 4 - £23,700

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

EPC Rating

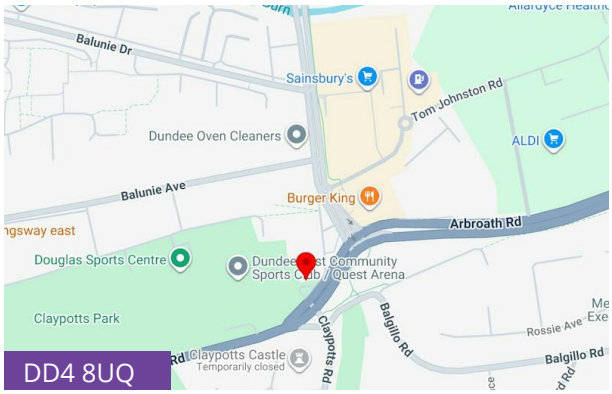
Available on request.

Viewing

Viewing is through the sole letting agents, Westport Property on 01382 225 517.







Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

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