

# TO LET DE RIVAZ BUILDING



1,890 M<sup>2</sup> /  
20,344 SQ FT



MICHELIN  
SCOTLAND  
INNOVATION  
PARC

Michelin Scotland Innovation Parc  
Baldovie Road | Dundee | DD4 8UQ

## DESCRIPTION

- MODERN HIGH-QUALITY INDUSTRIAL FACILITY
- STEEL FRAME CONSTRUCTION
- CONCRETE FLOOR
- INFILL BRICK / BLOCKWORK WALLS UNDER A PITCHED PROFILE CLAD ROOF

### SPECIFICATION

- Warehouse minimum eaves height of 9m
- Column free internal layout
- 10% translucent roof panels
- 24-hour security
- 2 no. level access vehicular doors
- Fluorescent strip lighting
- Sprinkler system throughout

### LEASE TERMS

This building is available on a full repairing and insuring basis and confirmation of the annual rent and other occupational costs for the property are available on request.

### RATEABLE VALUE

The building has yet to be separately assessed for rating purposes. A provisional assessment can be provided.

### BUSINESS SUPPORT

MSIP offers advice to potential tenants in respect of business support packages currently available.

### ENERGY PERFORMANCE CERTIFICATE

A copy is available upon request.



### SUSTAINABLE ENERGY

MSIP benefits from the ability to offer green and sustainable energy options, further details on request.

A legally binding contract entered into as set-out in the Heads of Terms will be subject to the counterparty satisfying Ryden's and Westport Property requirements in relation to Anti-Money Laundering Regulations.

**FOR DETAILS** on availability and incentives available please contact the joint agents:

**Ryden**

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**WESTPORT**  
PROPERTY

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