

## MODERN OFFICE ACCOMMODATION

- > RANGE OF SUITES AVAILABLE
- > CLOSE TO MAIN ROAD LINKS
- > EASY ACCESS TO CITY CENTRE
- > FREE ON SITE PARKING
- > IMMEDIATE ENTRY
- > FLEXIBLE LEASE TERMS
- > RATES RELIEF

TO LET

**DISCOVERY HOUSE, TECHNOLOGY PARK, DUNDEE, DD2 1SW**

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## LOCATION

The Technology Park area of Dundee provides a variety of office accommodation within a short distance of the city centre with excellent road links and substantial on-site parking.

The foregoing forms part of the Dundee Waterfront Project which with the benefit of circa £1 billion of investment works seeks to transform Dundee into a world class destination for visitors and business. The project is anchored by the V&A at Dundee an international centre of design which encourages significant numbers of visitors to Dundee.

Adjacent properties include a variety of both local and national businesses.

## DESCRIPTION

Discovery House was built approximately 30 years ago to provide small/medium sized quality office accommodation within the Technology Park. The area surrounding the property is well landscaped and the property benefits from large amounts of car parking exclusive to the building.

Internally the common areas of the premises have been refurbished and are well maintained. They provide male/female/disabled WC's, together with a communal kitchen area.

The suites have also been refurbished to provide quality accommodation, including carpets, double-glazing, perimeter trunking with full networking, window blinds and suspended ceilings with recessed fluorescent lighting. As such, the suites are in a condition for immediate occupation.

## RATEABLE VALUE

The units have been assessed for rating purposes. Individual Rateable Values for each unit are available upon request.

All units fall below the threshold for 100% Rates Relief.

## RENTS

Units are let on a Full Repairing and Insuring basis (via the service charge).

Rents are available from £10 per Sq Ft. There is an additional service charge.

## ENERGY PERFORMANCE CERTIFICATE

Information available upon request.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT

## MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

DISCOVERY HOUSE, TECHNOLOGY PARK,  
DUNDEE, DD2 1SW

OFFICE	SqFt	ANNUAL RENT
1.2	770	£7,700
1.3	253	£2,530
2.2	765	£7,650
3.6	849	£8,490



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA  
SCOTT ROBERTSON s.robertson@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2023**

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