

## MODERN OFFICE

- > LAST REMAINING SUITE AVAILABLE
- > CLOSE TO MAIN ROAD LINKS
- > EASY ACCESS TO CITY CENTRE
- > FREE ALLOCATED ONSITE PARKING SPACE
- > IMMEDIATE ENTRY
- > FLEXIBLE LEASE TERMS
- > RATES RELIEF
- > GIA: 20.3 SQ M (219 SQ FT)
- > RENT ON APPLICATION

West End  
Office Suites

TO LET

**UNIT 2, LINDSAY COURT, TECHNOLOGY PARK, DUNDEE, DD2 1SW**

**CONTACT:** Scott Robertson, [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk), T: (01382) 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)







**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**

Lindsay Court was built 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 car parking exclusive to the building.

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

The suite has 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 suite is in a condition for immediate occupation.

**RATEABLE VALUE**

The unit has been assessed for rating purposes.

The unit falls below the threshold for 100% rates relief.

**RENTS**

Rent is available on application.

**ENERGY PERFORMANCE CERTIFICATE**

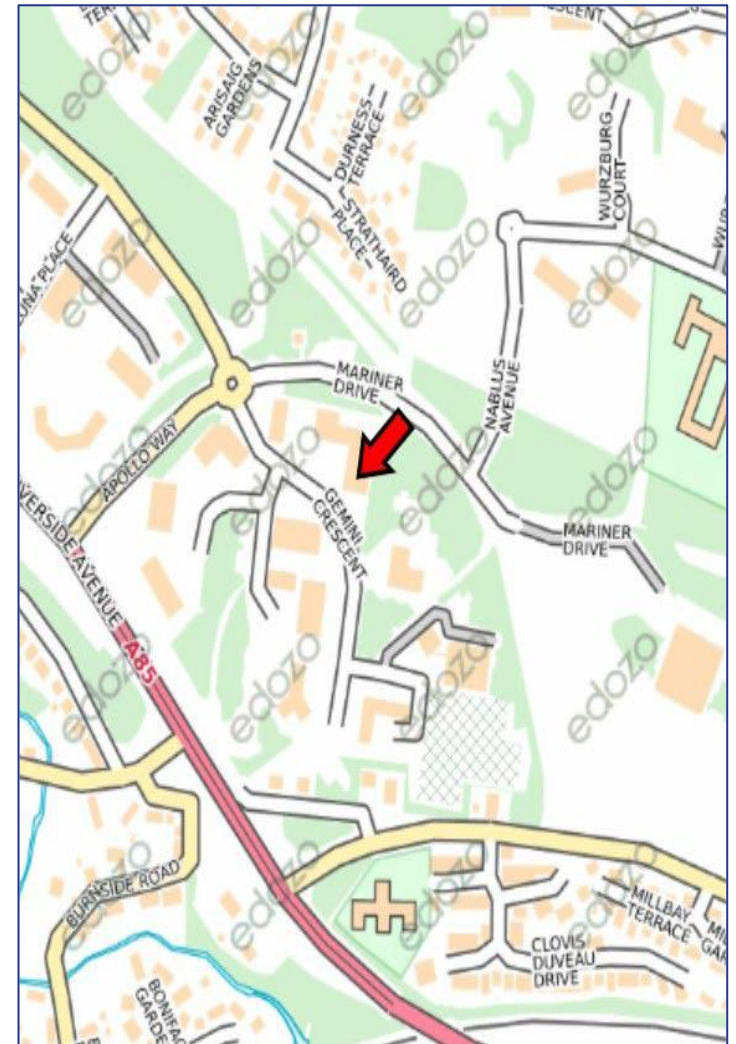
Information available upon request.

**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.



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

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