

TO LET
OFFICE

 GRAHAM
SIBBALD



INNOVATION HOUSE
WEST PITKERRO INDUSTRIAL ESTATE
DUNDEE, DD5 3UB

- NEWLY REFURBISHED OFFICE ACCOMMODATION
- LAST REMAINING SUITE AVAILABLE
- SUITE EXTENDS TO 125.71 SQ.M. / 1,353 SQ.FT.
- PRIVATE CAR PARKING

LOCATION

Dundee is Scotlands fourth largest city with an estimated population of approximately 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retail and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within a 90 minutes' drive time. Dundee also has its own Airport providing daily scheduled flights to London.

Dundee is currently undergoing a £1 billion transformation of its Waterfront, which comprises circa 240 Hectares of development land, a new state of the art Train Station and the V&A Museum of Design.

More precisely, the subjects are located directly opposite the Michelin Scotland Innovation Parc within the established West Pitkerro Industrial Estate which offers excellent links to the A90 trunk road to both Aberdeen in the north and the central belt via Scotland's motorway network. There is direct access to the Dundee to Arbroath A92.

West Pitkerro Industrial Estate is home to a variety of national and local operators including DPD, Gillies and a Royal Mail Distribution Centre.

The ground floor of the building is currently occupied by Allied Health Care and HTS (Scotland)

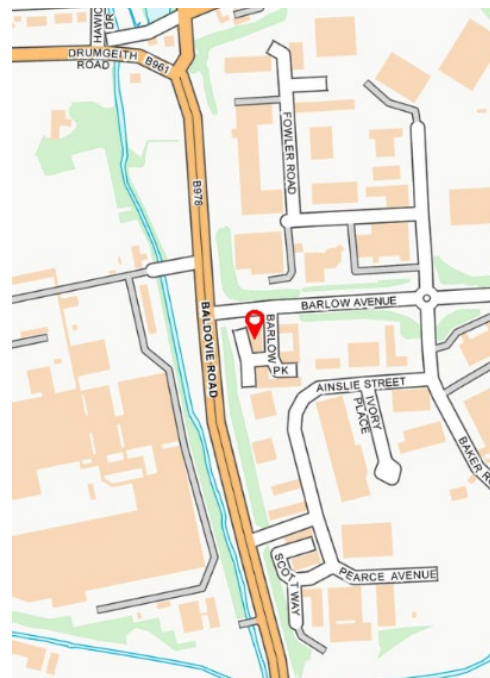
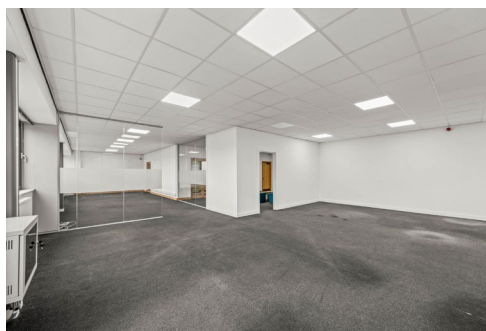
The approximate location is shown by the OS Plan

DESCRIPTION

The subjects comprise a modern two storey detached office pavilion of steel frame construction overlaid with panel sheets.

There is one remaining suite on the first floor in tenant shell condition, ready for fit out. The suite is accessed from the foyer of the east side of the building, with a shared staircase to the remaining office suite.

There are ample areas of private parking around the building.



ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the net internal floor area as follows;

Floor	Sq.M	Sq.Ft
First Floor Suite	125.71	1,353

RATEABLE VALUE

The subjects are entered in the Valuation Roll. The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

The occupiers may benefit from some forms of rates relief however should satisfy themselves on this matter.

TERMS

The subjects are available To Let on standard commercial terms for a lease term to be negotiated.

Further information is available from the Sole Letting Agents.

EPC RATING

Available on request.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Associate
grant.robertson@g-s.co.uk
01382 200064



Charles Clark
charles.clark@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2024