

**FOR SALE**  
OFFICE + PARKING

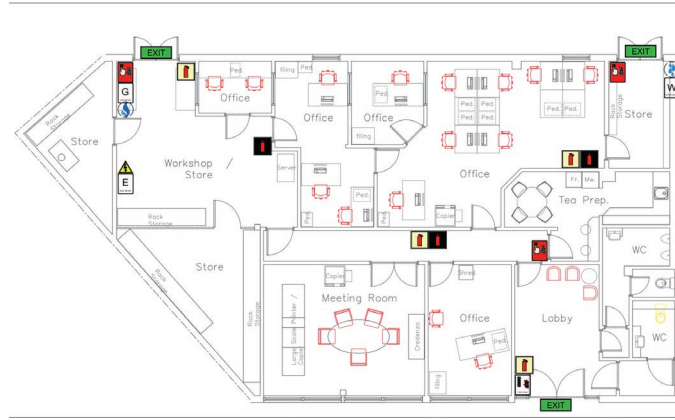
**GRAHAM  
SIBBALD**

**JLL**



Unit 3, Lindsay Court  
Dundee Technology Park  
Dundee, DD2 1SW,

- Single storey office
- On site car parking
- Excellent transport links close-by
- Popular business location
- NIA: 203 sq.m (2,185 sq.ft)



To arrange a viewing please contact:

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### 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.

More precisely, the subjects are situated within the Technology Park on the western boundary of Dundee city centre. The Technology Park provides a mature business environment with a variety of businesses including a mix of local and national businesses covenants.

The subjects are located off Gemini Crescent on Lindsay Court.

### DESCRIPTION

Single storey ground floor office contained within a terrace of similar properties, with common external areas and car parking. The property is mainly of steel portal frame construction with double glazed windows and composite panelling. A glazed

entrance door is on the front elevation providing access to the property.

Internally the subjects are of a modern fit out and laid out in a cellular nature, largely comprising individual off suites and a small store.

The property comes with 5 x car parking spaces.

### ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

FLOOR	DESCRIPTION	SQ.M	SQ.FT.
Ground	Office	203.0	2,185

### RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,300

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

### EPC

The property has an EPC Rating of D.

EPC certification can be made available from the Joint Selling Agents.

### PRICE

Offers in the region of £120,000 are invited for the Heritable Title, subject to the ground lease agreement in place.

The property is held on a ground lease which commenced in 1986 for a 125 year term. The current annual rent is £1,163.50 pa, ex VAT.

A copy of the ground lease can be made available to all genuinely interested parties.

### LEGAL COSTS + VAT

Each party to bear their own legal costs associated with this transaction.

The subjects are elected for VAT.

**ANTI-MONEY LAUNDERING (AML) PROCESS**  
 Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

### 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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024