

TO LET
LAST REMAINING OFFICE SUITE



**DELTA HOUSE,
GEMINI CRESCENT,
TECHNOLOGY PARK, DD2 1SW**

- Modern office suites.
- Extensive on site car parking.
- Excellent access to kingsway and city centre.
- 169.00 SQ.M. / 1,819 SQ.FT.

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located within the Dundee Technology Park, to the west of the city centre. The technology park has excellent road links to the Kingsway, the city's outer ring road which links to the A90 trunk road.

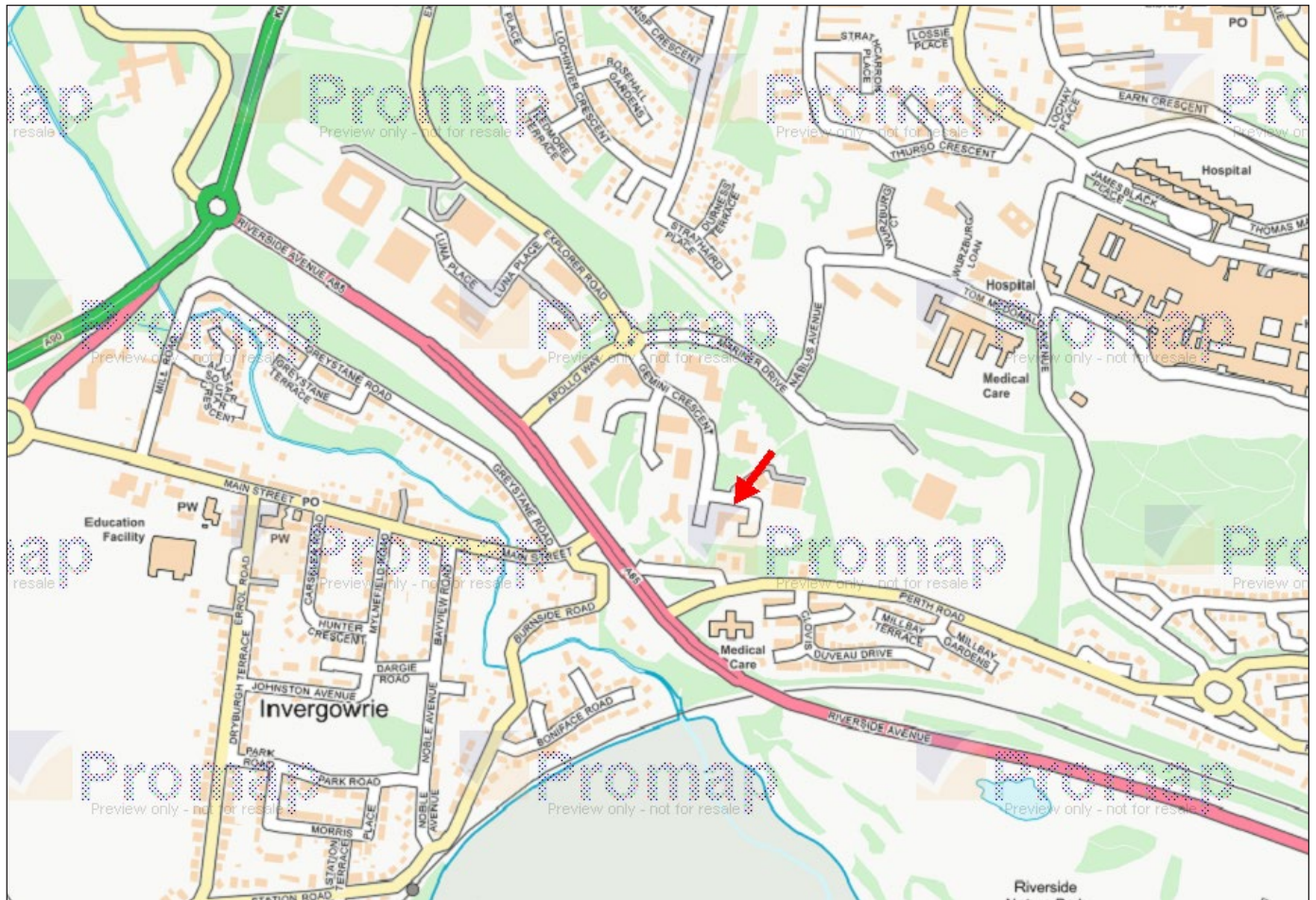
More precisely, the property is situated to the east of the park on Gemini Crescent. Surrounding occupiers are a mix of local and national covenants.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise recently refurbished office accommodation contained within a two-storey detached office pavilion development. The available suites provide flexible self-contained accommodation, suitable to meet individual tenant requirements.

Internally the subjects have recently been refurbished to a modern standard. Each individual office suite benefits from their own kitchen and WC facilities. Ground floor suites benefit from rear loading access.



Dedicated parking is provided on site. Car parking plan available from the Sole Letting Agents.

The remaining suite available To Let is located at First Floor level.

AREAS

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and calculate the following Net Internal Area: Floorplans available from the Sole Letting Agents.

Suite	Sq M	Sq Ft
3A	169.00	1,819

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of:

Suite	RV
3A	£17,300

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on standard commercial terms for a period to be agreed at a rent of £22,000 per annum.

In addition there is a service charge to cover maintenance of externals and common areas. Further information from the Sole Letting Agent.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.





For any queries or to arrange a viewing, please contact:



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IMPORTANT NOTICE

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6. Date of Publication: February 2024