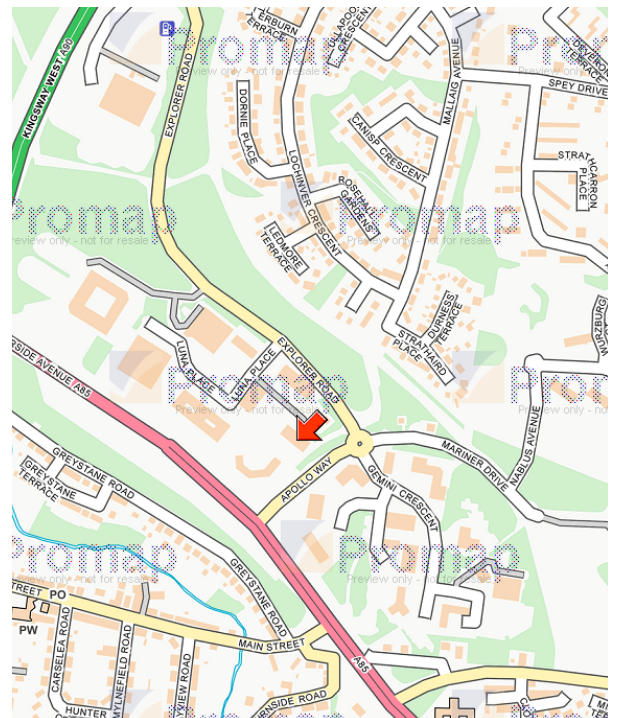
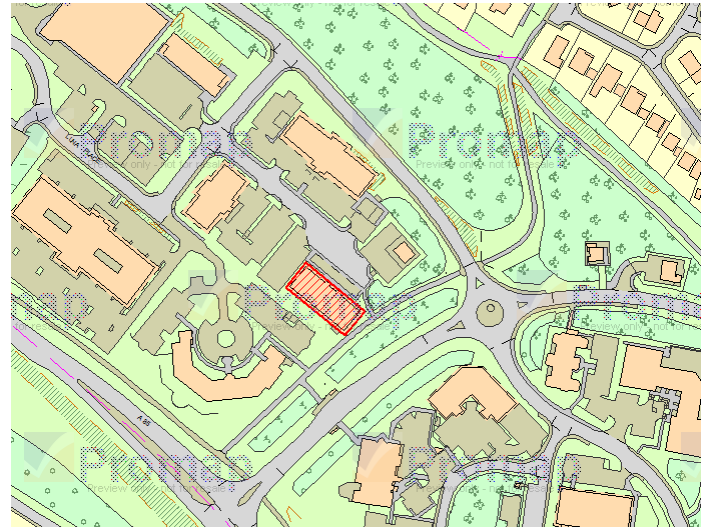




Unit 5, Gateway West, Dundee, DD2 1XF

- Prominent modern office pavilion
- Private on site car parking
- Excellent transport links close-by
- First Floor Office
- NIA: 227.1 sq.m (2,444 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 Aberdeen, Edinburgh and Glasgow all within a 90 minute driver time.

More precisely, the property sits within the popular Technology Park with primary access being taken directly off Riverside Drive. The Technology Park lies in close proximity to the cities outer ring road and as such benefits from excellent transport links close by.

Surrounding properties are of similar age and type with a mixture of tenants within Dundee Technology Park

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a first floor office (East side of the building) contained within a two storey modern office pavilion. The office accommodation comes with private car parking.

Internally the subjects offer open plan office accommodation accessed via a private secure entrance door. Accommodation is modern thorough.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement, 1st Edition and from measurements taken on site we calculate the following net internal floor area:

Description	Sq.m	Sq.ft
First	227.1	2,444

TERMS

The subjects are offered To Let on standard Full Repairing and Insuring terms.

Further rental information available from the Sole Letting Agents.

RATEABLE VALUE

The subjects will require to be assessed upon occupation.

EPC

Available upon request.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in any transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald

To arrange a viewing contact:



Garth Davison

Associate

garth.davison@g-s.co.uk

01382 200 064



Grant Robertson

Associate

grant.robertson@g-s.co.uk

01382 200064

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: November 2023