

**TO LET**

# FULHAME UNITS 5 & 6

AVAILABLE AS TWO SINGLES OR ONE DOUBLE UNIT



**FULHAME  
BUILDING**

**From 192 m<sup>2</sup> /  
1,950 sq ft  
to 360 m<sup>2</sup> /  
3,918 sq ft**



**Michelin Scotland Innovation Parc**  
Baldovie Road | Dundee | DD4 8UQ

## DESCRIPTION

THE UNITS ARE OF STEEL PORTAL FRAME CONSTRUCTION AND BENEFIT FROM BOTH VEHICLE AND PEDESTRIAN ACCESS DOORS, 3 PHASE POWER, A MINIMUM 6 METRES EAVES HEIGHT, WC FACILITIES AND CONNECTIVITY TO POWER DELIVERED FROM SUSTAINABLE SOURCES, WATER AND DRAINAGE.

AS PART OF OUR INNOVATION CAMPUS, THIS BUILDING WILL OFFER FLEXIBLE SPACE FOR RESEARCH AND DEVELOPMENT AS WELL AS OFFICES AND WORKSHOPS FOR START-UPS AND SPIN OUTS.

### SPECIFICATION

- £9.50 per sq ft ex VAT
- Secure loading and parking area situated at the rear
- class 5 (light industry) planning consent
- Secure location (24 hr manned security provision, plus CCTV).
- Significant green & sustainable energy capabilities on the Parc
- 6 metre eaves
- Immediate entry available
- Access to Innovation Campus & Skills Academy

### LEASE TERMS

This building is available on a full repairing and insuring basis for a term to be agreed. Confirmation of additional annual occupational costs for the property are available on request

### RATEABLE VALUE

£28,800

### BUSINESS SUPPORT

MSIP offers advice to potential tenants in respect of business support packages currently available.

*A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's and Westport Property requirements in relation to Anti-Money Laundering Regulations.*



### SUSTAINABLE ENERGY

MSIP benefits from the ability to offer green and sustainable energy options, further details on request.

### ENERGY PERFORMANCE CERTIFICATE

A-rated by the UK's energy performance rating system, higher than the standard benchmark for buildings of this type.

For details on availability and incentives available please contact the joint agents:

**Ryden**

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