

TO LET FOOTE & TELKES BUILDINGS



**19,639 m² / 211,404 sq ft
WITH THE CAPABILITY
OF SUB-DIVISION**



**MICHELIN
SCOTLAND
INNOVATION
PARC**

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

DESCRIPTION

- SUBSTANTIAL MODERN HIGH-QUALITY INDUSTRIAL FACILITY
- STEEL PORTAL FRAME CONSTRUCTION
- CONCRETE FLOOR
- INSULATED PROFILE WALLS AND ROOF CLADDING
- ADJOINING SINGLE STOREY OFFICE ACCOMMODATION
- SUB-DIVISION POSSIBLE TO SUIT INDIVIDUAL TENANT REQUIREMENTS

SPECIFICATION

- Warehouse minimum eaves height of 11m
- 24-hour security
- 7 no. dock leveller vehicle access doors
- 1 no. level vehicle access door
- Motion censored LED strip lighting
- Sprinkler system throughout
- Capacity for solar roof panels

LEASE TERMS

This building is available on a full repairing and insuring basis and confirmation of the annual rent and other occupational costs for the property are available on request.

RATEABLE VALUE

The building has yet to be separately assessed for rating purposes. A provisional assessment can be provided.

BUSINESS SUPPORT

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

ENERGY PERFORMANCE CERTIFICATE

A copy is available upon request.



SUSTAINABLE ENERGY

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

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.

FOR DETAILS on availability and incentives available please contact the joint agents:

Ryden

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WESTPORT
PROPERTY

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