





LOCATION

The Technology Park area of Dundee provides a variety of office accommodation within a short distance of the city centre with excellent road links and substantial on-site parking.

The foregoing forms part of the Dundee Waterfront Project which with the benefit of circa £1 billion of investment works seeks to transform Dundee into a world class destination for visitors and business. The project is anchored by the V&A at Dundee an international centre of design which encourages significant numbers of visitors to Dundee.

Adjacent properties include a variety of both local and national businesses

DESCRIPTION

Prospect 111 was built approximately 30 years ago to provide small/medium sized quality office accommodation within the Technology Park. The area surrounding the property is well landscaped and the property benefits from large amounts of car parking exclusive to the building.

Internally the common areas of the premises have been refurbished and are well maintained. They provide male/female/disabled WC's, together with a communal kitchen area

The suites have also been refurbished to provide quality accommodation, including carpets, double-glazing, perimeter trunking with full networking, window blinds and suspended ceilings with recessed fluorescent lighting. As such, the suites are in a condition for immediate occupation.

RATEABLE VALUE

The units have been assessed for rating purposes. Individual Rateable Values for each unit are available upon request.

All units fall below the threshold for 100% Rates Relief.

RENTS

Units are let on a Full Repairing and Insuring basis (via the service charge).

Rents are available from £10 per Sq Ft. There is an additional service charge.

ENERGY PERFORMANCE CERTIFICATE

Information available upon request.

VAT

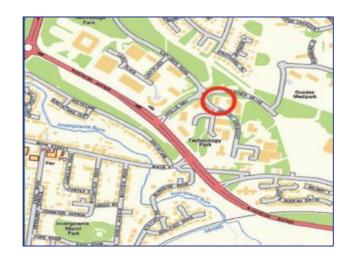
For the avoidance of doubt all prices quoted are exclusive of VAT

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

PROSPECT 111, TECHNOLOGY PARK, DUNDEE, DD2 1SW

OFFICE	SqFt	ANNUAL RENT
2	313	£3,100
6	313	£3,100
7	314	£3,100
12	659	£6,600
13	349	£3,500
14	331	£3,300
26	684	£6,800



For further information or viewing arrangements please contact the sole agents:

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