

# TO LET PARKER BUILDING



**Unit size  
32,365 sq ft**



**MICHELIN  
SCOTLAND  
INNOVATION  
PARC**

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

## DESCRIPTION

The Parker Building is a substantial, fully refurbished industrial property offering modern, flexible space ideal for manufacturing, engineering, or storage operations. Arranged over three bays, it features a robust steel frame and truss construction, concrete flooring, and a multi-pitched clad roof.

The property provides a largely column-free layout with a minimum eaves height of approximately 19 feet 8 inches, LED lighting, excellent natural light via skylights, a 5-tonne overhead crane, and sustainable steam heating.

Additional features include a glazed reception entrance, six offices or training rooms, kitchen, WC facilities, and both ground and mezzanine storage areas. Secure vehicular access is available via a large rear roller shutter door.

## SPECIFICATION

- Secure loading and parking area situated at the rear
- Equipped with a 5-tonne overhead crane
- Secure location (24 hr security provision, plus CCTV)
- Significant green & sustainable energy capabilities on the Parc
- 19 foot 8 inches eaves
- Immediate entry available
- Access to Innovation Hub and café

## 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

£89,100

## 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 our agent:



E: [fergus@westportproperty.co.uk](mailto:fergus@westportproperty.co.uk)  
T: 01382 225517 / 07900 474406



[www.msipdundee.com](http://www.msipdundee.com)