



Riverside House, 11 Luna Place, Dundee, DD2 1TP

SUBSTANTIAL FIRST FLOOR COMMERCIAL SPACE - MAY BE SUITABLE FOR A VARIETY OF USES

Tenure	To Let
Available Size	21,000 sq ft / 1,950.96 sq m
Rent	Rent on application
Service Charge	£1.25 per sq ft ex VAT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION FRONTING RIVERSIDE DRIVE
- DIRECT ACCESS TO A90 MOTORWAY
- CLOSE TO DUNDEE AIRPORT
- 157 CAR PARKING SPACES IN TOTAL
- 5 MINS DRIVE FROM DUNDEE WATERFRONT
- ESTABLISHED BUSINESS LOCATION

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Description

The subjects comprise the entire first floor space within a 2 storey detached pavilion building in a prominent position overlooking Riverside Drive.

The building is currently in a shell condition and benefits from the following specification:-

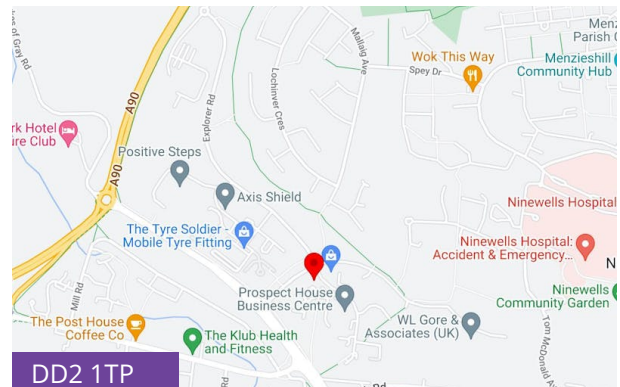
- Raised access floor throughout
- 2x passenger lifts
- Ground floor reception area
- High capacity 3 phase supply
- 157 dedicated car spaces in total
- Secure car park

Location

Riverside House is located within Dundee Technology Park, on the western outskirts of the city and approximately four miles west of Dundee city centre.

Dundee Technology Park is situated in a strategic position, being adjacent to both Kingsway West (A90) and Riverside Avenue (A85) and is within easy access to the motorway network linking Dundee to Edinburgh, Glasgow and Aberdeen, as well as the rest of the country. Dundee Railway Station and Dundee Airport are, respectively, approximately four miles and two miles to the east of Northshore House.

The subjects are situated on a very high profile site to the south side of the main feeder road within Dundee Technology Park. The site benefits from prominent frontage to Riverside Avenue, and sits close to an extremely busy roundabout and main traffic route. It is one of the first properties visible from the A90 Edinburgh to Aberdeen dual carriageway on the approach to Dundee.



Viewing & Further Information



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