

TO LET FULHAME UNITS 1 & 2



**FULHAME
BUILDING**

From 192 m² /
1,950 sq ft
to 360 m² /
3,918 sq ft



**MICHELIN
SCOTLAND
INNOVATION
PARC**



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

DESCRIPTION

This contemporary development comprises six high-specification industrial units, each designed for efficiency, flexibility, and long-term value. The terrace benefits from secure rear loading and dedicated parking, with durable steel portal frame construction, three-phase power, WC facilities, and a minimum eaves height of approximately 6 meters. Utilities including power, water, and drainage are delivered from sustainable sources.

Positioned within the 32-hectare MSIP Innovation Campus, occupiers enjoy access to the Innovation Hub, café, and a significant green energy supply. The Innovation Parc also provides 24-hour security and CCTV, creating a safe, future-ready environment for progressive businesses.

SPECIFICATION

- Secure loading and parking area situated at the rear
- Class Five (light industry) planning consent
- Secure location (24 hour security provision, plus CCTV)
- Significant green and sustainable energy capabilities on the Parc
- 6 meters 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

£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 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 agent:



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www.msipdundee.com