

**BALDOVIE ROAD  
DUNDEE  
DD4 8UQ**

**TO LET /  
MAY SELL**

**DISTRIBUTION AND  
MANUFACTURING BUILDINGS  
(CAPABLE OF SUBDIVISION)**

**9,816 - 20,123 SQ M  
(105,669 - 216,604 SQ FT)**

On the instructions of:



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

**SIGNIFICANT GREEN & SUSTAINABLE ENERGY CAPABILITIES  
ATTRACTIVE INCENTIVE AVAILABLE**

## Location

Located to the north east of the town centre, MSIP is ideally situated to not only service the city, but also benefits from quick access to the Kingsway and in turn the A90 connections with Aberdeen (north) and Perth, Edinburgh and the motorway network to the south.

Dundee is an excellent location for business growth and provides an exceptional quality of life with a low cost of living, making MSIP and the city an attractive option for companies seeking quality accommodation in the central belt of Scotland.

## Accommodation

We estimate the gross internal area of the buildings to be as follows:

Foote	9,816 sq m	105,667 sq ft
Telkes	9,835 sq m	105,864 sq ft
Office Block	471 sq m	5,073 sq ft
<b>Total</b>	<b>20,123 sq m</b>	<b>216,604 sq ft</b>



## Description

The accommodation provides quality purpose built distribution accommodation.

The construction is of steel portal frame with insulated walls and roof cladding with an **eaves height of 11m** in the main section of the building.

The building also benefits from the following:

- Secure site with onsite presence and CCTV coverage
- 7 no. dock levellers
- LED Strip lighting
- Sprinkler system with capacity available for additional coverage
- Floor loading capacity of 3T/m<sup>2</sup>
- Column spacing 22m (E-W) and 18m (N-S)
- Heating and ventilation system
- Yard Space available for each building adjacent to dock levellers



**MSIP**  
SCOTLAND'S  
INNOVATION  
PARK



Approximate travel times are as follows:

Dundee City Centre	10 minutes
Aberdeen	1 hour 15 minutes
Perth	30 minutes
Edinburgh	1 hour 15 minutes
Glasgow	1 hour 45 minutes

## Sustainable Energy

Two 2.1MW wind turbines, steam and heat from a newly-commissioned waste-to-energy plant.

## Energy Performance Certificate

A copy of the energy performance certificate is available on request.

## Use

The buildings are suitable for distribution or manufacturing.

## Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the landlord/vendor and their agents regarding the source of the funds used to complete the transaction.

## Terms

The buildings are available to lease on terms to be agreed. Further information can be provided by the marketing agents mentioned below.

## Entry

An early entry date can be offered if required.

## Viewing & Further Information

By contacting:

**Fergus McDonald**  
e: [fergus@westportproperty.co.uk](mailto:fergus@westportproperty.co.uk)  
m: 07900 474406

