



**Unit 3 Fulhame Building, Michelin Scotland Innovation Parc, Baldovie Road,
Dundee, DD4 8UQ**

MODERN INDUSTRIAL UNIT

Tenure	To Let
Available Size	1,950 sq ft / 181.16 sq m
Rent	£9.50 per sq ft ex VAT
Rates Payable	£7,918.20 per annum <small>Qualifying occupiers may benefit from 20.50% discount under the Small Business Bonus Scheme (i.e. approx £6,300 payable).</small>
Rateable Value	£15,900
EPC Rating	Upon enquiry

Key Points

- CLASS 5 (LIGHT INDUSTRY) PLANNING CONSENT
- SIGNIFICANT GREEN & SUSTAINABLE ENERGY CAPABILITIES ON SITE
- AVAILABLE MARCH 2025
- SECURE BUSINESS PARK LOCATION
- 6 METRE EAVES
- ACCESS TO INNOVATION CAMPUS & SKILLS ACADEMY

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Description

The development comprises a terrace of six units with secure loading and parking areas situated to the rear.

The units are of steel portal frame construction and benefit from both vehicle and pedestrian access doors, 3 phase power, a minimum 6 metres eaves height, WC facilities and connectivity to power delivered from sustainable sources, water and drainage.

Michelin Scotland Innovation Parc (MSIP) is a joint venture between Michelin, Dundee City Council and Scottish Enterprise.

The site totals 32 hectares and occupiers have access to the Innovation Campus and Skills Academy. There is a significant green energy supply delivered from sustainable sources and the park also has the benefit of a 24 hour manned security provision (plus CCTV).

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.

Terms

The premises will be available to lease on a full repairing and insuring basis for a term to be agreed.

Individual units will be available from £9.50 per sq ft.

All prices, premiums and rents are subject to VAT at the prevailing rate.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice to be as follows:-

Unit 3 - 182 sq m (1,959 sq ft)

Viewings

Strictly by appointment with the sole marketing agents.

VAT

All prices, premiums and rents are subject to VAT at the prevailing rate.

Service Charge

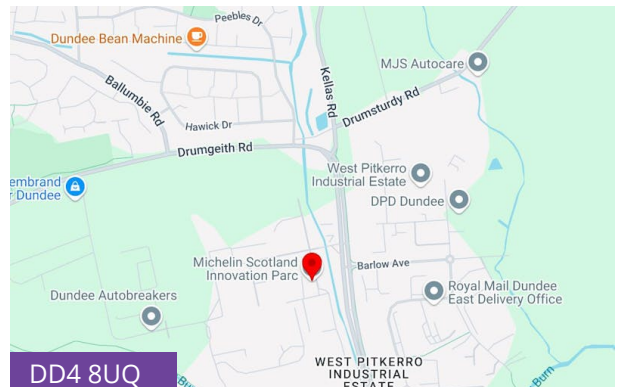
A service charge will be applicable. Further details are available on request.

Business Rates

The premises are currently entered in the Valuation Roll with as follows:-

Unit 3 - Workshop - £15,900

Qualifying occupiers may benefit from a 20.50% discount under the Small



Viewing & Further Information



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