



Unit 25 Prospect House, Gemini Crescent, Dundee Technology Park, Dundee, DD2 1TY

Flexible Office Space

Tenure	To Let
Available Size	171 sq ft / 15.89 sq m
Rent	£2,700 per annum Exclusive of VAT
Service Charge	£2,052 per annum <small>Services include a hosted reception, communal cleaning, electricity, heating and mail services.</small>
Rates Payable	£1,145.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief.</small>
Rateable Value	£2,300
EPC Rating	Upon enquiry

Key Points

- AVAILABLE NOW
- AMPLE CAR PARKING
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- PROMINENT STRATEGIC LOCATION OFF THE KINGSWAY
- HOSTED RECEPTION, FLEXIBLE MEETING ROOMS AND COMMUNAL SERVICES

## Description

Prospect Business Centre comprises three stand-alone units - Prospect House, Prospect 2 and Software Centre, complemented by designated parking areas for the three individual buildings.

Prospect House is a traditional stone built two storey building providing 15 individual offices suites over ground and first floor levels. There is a shared reception area with WCs and kitchen facilities on each floor.

## Location

Dundee is located on the east coast of Scotland approximately 85 miles north east of Glasgow, 60 miles north of Edinburgh and 70 miles south of Aberdeen. The city benefits from a diverse economy, with rapid growth across a variety of sectors, most notably digital media, biotechnology and high tech manufacturing. The city is home to a number of new start-up companies, which are created from Dundee University's intrinsic links to industry.

With a population of approximately 149,000, Dundee is the fourth largest city in Scotland. As the principal city in the Tayside and north east Fife area, Dundee is also a large administrative centre being home to Scottish Enterprise Tayside and Dundee City Council, with employment in this sector accounting for approximately 30% of the workforce.

## Accommodation & Services

Unit 25 provides a flexible office space of 171 sq ft. on the first floor on Prospect House. Services include a hosted reception, communal cleaning, electricity, heating and mail services.

The current service charge payable is £2,052 per annum ex VAT.

High quality meeting rooms with wi-fi, widescreen tv/monitor, telephone and refreshments are available on a chargeable basis.

Prospect House benefits from a 29 space car park.

## Rent

The premises are available at a rental of £2,700 per annum exclusive of VAT, service charge, property & roads drainage charges and broadband.

## Business Rates

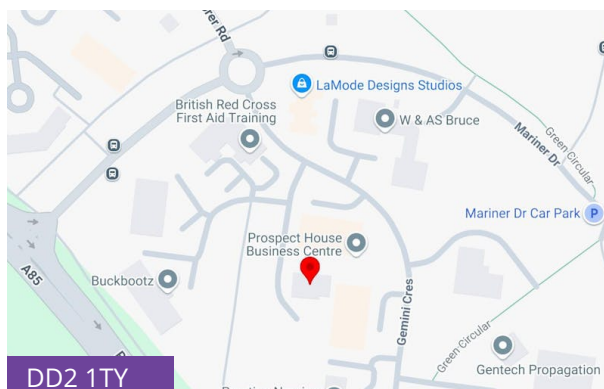
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Office - NAV / RV - £2,300

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## Legal Costs

The ingoing tenant will be responsible for both parties legal costs.



## Viewing & Further Information



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