



DUNDEE BUSINESS PARK

KINNOULL ROAD • DUNDEE • DD2 3QN

FOR SALE / TO LET

SELF CONTAINED OPEN PLAN OFFICES

FLEXIBLE WORKSPACE FROM:

95.4 SQ M (1,027 SQ FT) TO 12,719 SQ M (136,908 SQ FT)

www.gladman.co.uk/dundee



PLEASE NOTE THESE ARE INDICATIVE IMAGES OF A SIMILAR SCHEME



OCCUPIERS:

- | | |
|-----------------------------|-------------------------------|
| 1 Tesco | 9 John Clark BMW |
| 2 Kingsway West Retail Park | 10 Gladman - Proposed Offices |
| 3 B&Q Warehouse | 11 Scot Sheridan Trade Park |
| 4 John Weir Mercedes | |
| 5 Dundee Audi | |
| 6 Car Showroom | |
| 7 Booker Cash And Carry | |
| 8 Proposed Industrial | |

DUNDEE

Dundee, situated within the Tayside Region, is Scotland's 4th largest city with a population of 145,000 people. The City has benefited from enormous investment within the last 10 years and provides a highly educated labour force as a result of 2 universities and a graduate population of 4,000 students per year.

Strategically located within central Scotland the area has a catchment of 300,000 people within a 1 hour drive and provides direct access to the A90 which connects Aberdeen (North) to Edinburgh (South).

Dundee's business industries have evolved in response to the changing dynamics of the workforce with Biotechnology, Digital Media and finance companies choosing to locate here. Michelin, Alliance Trust, Wellcome Trust, Denki and the Inland Revenue are all represented in the City.

The city is well served for retail with the Overgate and Wellgate Shopping Centres providing over 100 outlets, complemented by Gallagher Retail Park, East Dock Street. Leisure facilities are in abundance with Living Well, Dundee Rep Theatre, Discovery Point, Odeon and Cineworld.

TRAVEL TIMES

Dundee Business Park is:

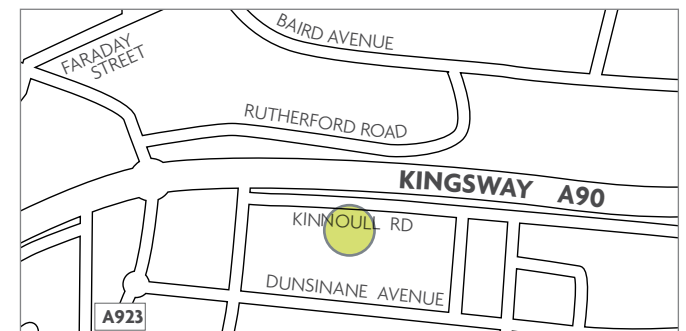
- 3 miles from Dundee City Centre and Dundee Airport
- 3.5 miles from Dundee Rail Station
- 20 miles from Perth
- 60 miles from Edinburgh
- 67 miles from Aberdeen

LOCATION

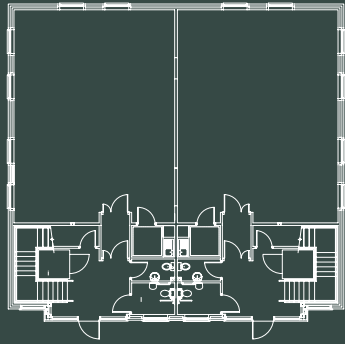
Dundee Business Park is located between the Coupar Angus and Clepington Road junctions off the A90 Kingsway West. The entire site extends to 10 acres.

The area has already proved popular with occupiers including John Weir Mercedes, Booker and Dundee Audi. Dundee Business Park is located close to Tesco at Kingsway West Retail Park and Camperdown Park and Golf Club.

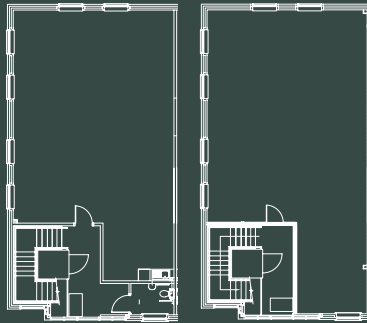
The offices will be constructed in a courtyard formation with a high degree of landscaping and block pavier roads with dedicated car parking.



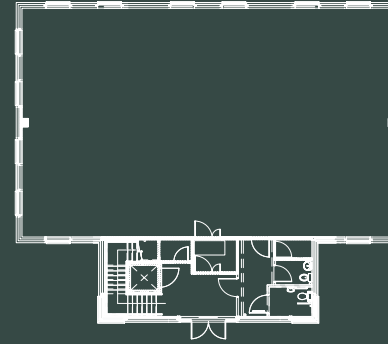
G1/G2 GROUND FLOOR



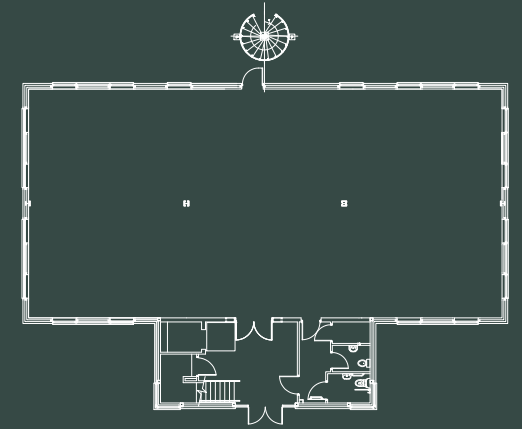
G1 UPPER G2 UPPER



G5 GROUND FLOOR



G10 GROUND FLOOR



ACCOMMODATION

| Building | Building type | SQ FT | SQ M |
|----------|---------------|-------|--------|
| Unit 1 | G5K | 5,203 | 483.37 |
| Unit 2 | G5K | 5,203 | 483.37 |
| Unit 3 | G2K | 2,212 | 205.5 |
| Unit 4 | G2K | 2,212 | 205.5 |
| Unit 5 | G2K | 2,212 | 205.5 |
| Unit 6 | G2K | 2,212 | 205.5 |
| Unit 7a | G1K | 1,116 | 103.68 |
| Unit 7b | G1K | 1,027 | 95.41 |
| Unit 8a | G1K | 1,116 | 103.68 |
| Unit 8b | G1K | 1,027 | 95.41 |
| Unit 9 | G5K | 5,203 | 483.37 |
| Unit 10 | G2K | 2,212 | 205.5 |
| Unit 11 | G2K | 2,212 | 205.5 |
| Unit 12 | G2K | 2,212 | 205.5 |
| Unit 14 | G2K | 2,212 | 205.5 |
| Unit 15 | G5K | 5,203 | 483.37 |
| Unit 16 | G5K | 5,203 | 483.37 |
| Unit 17 | G5K | 5,203 | 483.37 |
| Unit 18 | G5K | 5,203 | 483.37 |
| Unit 19 | G5K | 5,203 | 483.37 |
| Unit 20 | G5K | 5,203 | 483.37 |

| Building | Building type | SQ FT | SQ M |
|----------|---------------|-------|--------|
| Unit 21 | G2K | 2,212 | 205.5 |
| Unit 22 | G2K | 2,212 | 205.5 |
| Unit 23 | G2K | 2,212 | 205.5 |
| Unit 24 | G2K | 2,212 | 205.5 |
| Unit 25 | G2K | 2,212 | 205.5 |
| Unit 26 | G2K | 2,212 | 205.5 |
| Unit 27 | G2K | 2,212 | 205.5 |
| Unit 28 | G2K | 2,212 | 205.5 |
| Unit 29 | G5K | 5,203 | 483.37 |
| Unit 30 | G5K | 5,203 | 483.37 |
| Unit 31 | G5K | 5,203 | 483.37 |
| Unit 32 | G5K | 5,203 | 483.37 |
| Unit 33 | G10K | 9,982 | 927.36 |
| Unit 34 | G10K | 9,982 | 927.36 |
| Unit 35 | G5K | 5,203 | 483.37 |
| Unit 36 | G2K | 2,212 | 205.5 |
| Unit 37 | G2K | 2,212 | 205.5 |

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SPECIFICATION

The offices afford the following specification:

- Self contained open plan offices
- Disabled WC and WC facilities
- Raised access floors
- Suspended Ceilings
- LG7 compatible lighting
- Platform lifts
- Comfort cooling
- Car parking at a ratio of 1:275 sq ft
- Fully carpeted office and tiled lobbies
- Intruder alarm and tea prep (G1K's & G2K's only)

SERVICE CHARGE

The common areas and car parking within the park will remain in the ownership of Gladman Estate Management. Each occupier will be responsible for the maintenance of these areas through the payment of a service charge. Indicative costs can be provided on request.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representations or warranty whatever in relation to this property. July 2009.

TERMS

The buildings are available to buy or to lease on an FRI basis. Full details can be obtained from the agents.

The Park lies within the designated area for Regional Selective Assistance, tier 2 level. To be eligible applicants must meet a range of qualifying criteria which can be found at www.rsasotland.gov.uk

RATEABLE VALUE

The buildings are still to be assessed. Further information is available from Tayside Valuation Joint Board or at www.saa.gov.uk.

LEGALS

Each party will be responsible for their own legal costs.

VAT

VAT is applicable on rent and price.

CONTACT



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Gladman Developments has an excellent track record in the commercial property sector and has developed more than 60 business parks throughout the UK. The Gladman product offers flexibility, quality and is cost effective attracting many blue-chip companies and government agencies.