



## UNIT 2 LINDSAY COURT, TECHNOLOGY PARK, DUNDEE DD2 1SW

The subjects are situated within the Technology Park, located on the western boundary of the city. The subjects are located off Gemini Crescent with a further rear access from Mariner Drive. The Technology Park provides a mature business environment, with a variety of businesses located throughout the park, including a mix of local and national tenants.

The subjects comprise Unit 2 within a terrace of 4 similar properties built, with areas of common car parking, service yard and landscaped grounds. Externally the subjects are constructed of steel portal frame with double glazed windows above composite panelling and boxed profile metal sheeting to the roofs. There is a glazed entrance door to the front elevation and a further rear access point.

Internally, the subjects have been substantially fitted out with internal partitioning to provide an attractive cellular office layout. Individual office suites are available on flexible terms. Male, female and disabled access toilets and kitchen facilities are provided within the common areas. 1 x car parking space is available per suite. There is ample unmetred on street parking available immediately adjacent.

### THREE OFFICE SUITE REMAINING

- Office 2 - 18.7 sq.m / 201 sq.ft
- Office 4 - 26.3 sq.m / 283 sq.ft
- Office 6 - 29.0 sq.m / 312 sq.ft
- Excellent transport links
- Modern kitchen and toilet facilities
- Exterior directory board signage
- All utilities included
- Parking

### VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald; Please note, all viewings and information requested is strictly via the Sole Letting Agents.



**Grant Robertson**  
Associate  
grant.robertson@g-s.co.uk  
01382 200064