

# FOR SALE / TO LET

## MODERN OFFICE SUITE

CLOSE TO MAIN ROAD LINKS

EASY ACCESS TO DUNDEE  
CITY CENTRE

ON-SITE PARKING

100% RATES RELIEF  
AVAILABLE

GIA: 78.9 SQ. M (849 SQ. FT)

OFFERS OVER £65,000

RENTAL OFFERS OVER  
£7,000 ANNUM



VIDEO TOUR



WHAT 3 WORDS



## UNIT 1.5 DISCOVERY HOUSE, TECHNOLOGY PARK, DUNDEE, DD2 1SW

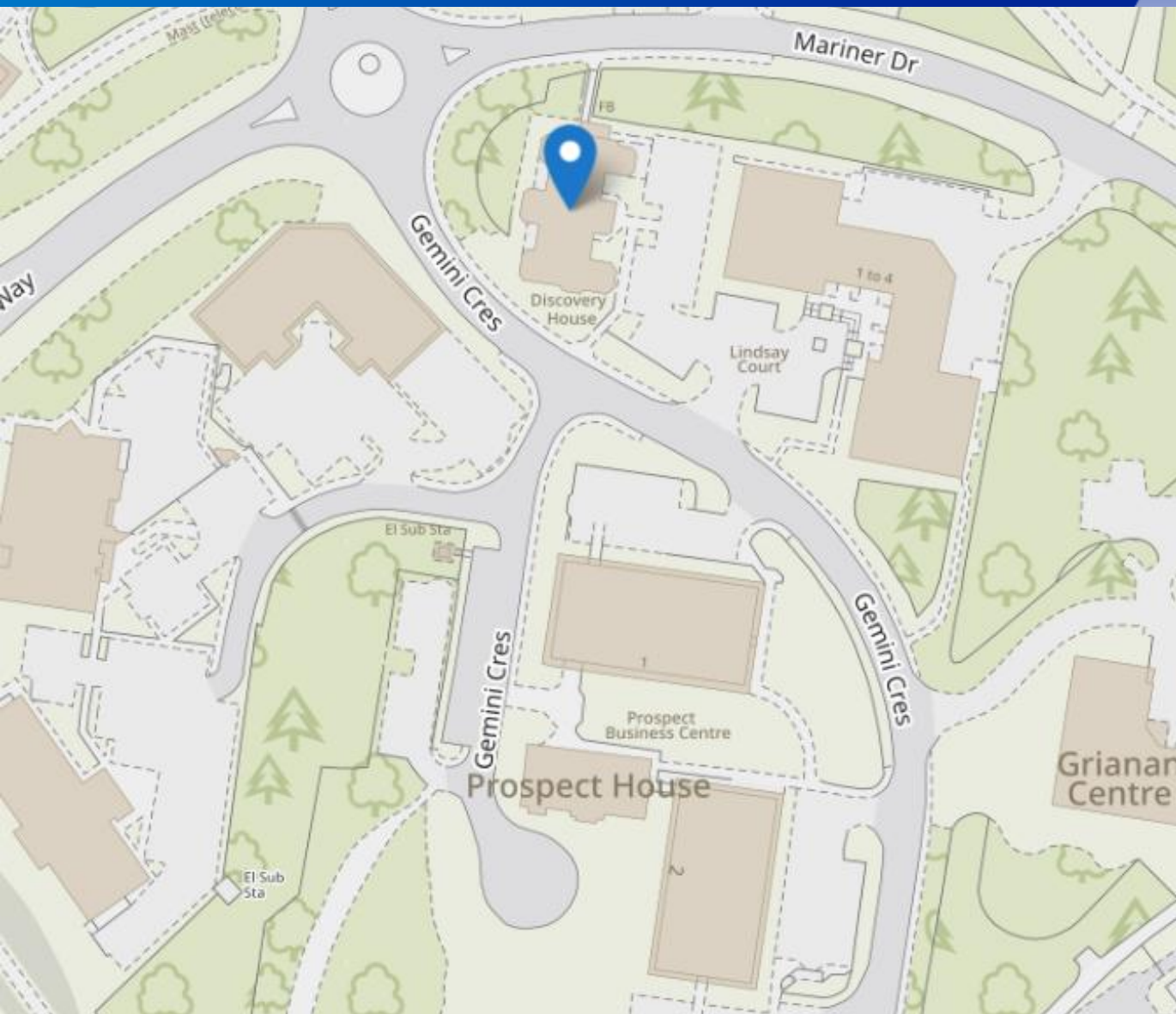
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# Location

UNIT 1.5 DISCOVERY HOUSE, TECHNOLOGY PARK, DUNDEE, DD2 1SW



Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The Technology Park area of Dundee provides a variety of office accommodation within short driving distance of the city centre with excellent road links and substantial on-site parking.

Adjacent properties include a variety of both local and national businesses.



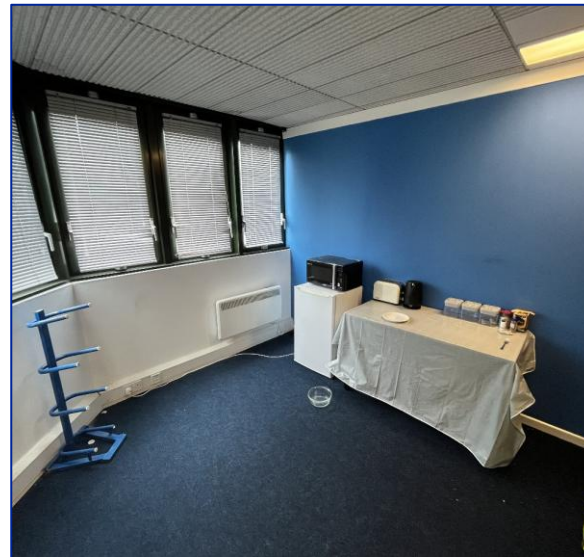
FIND ON GOOGLE MAPS





# Description

UNIT 1.5 DISCOVERY HOUSE, TECHNOLOGY PARK, DUNDEE, DD2 1SW



Discovery House was built approximately 30 years ago to provide small/medium sized quality office accommodation within the Technology Park. The area surrounding the property is well landscaped and the property benefits from large amounts of car parking exclusive to the building.

Internally the common areas of the premises have been refurbished and are well maintained. They provide male/female/disabled WC's, together with a communal kitchen area.

The subjects comprise a modern office suite featuring an open-plan office area and separate meeting room.

The office benefits from double-glazing, perimeter trunking with full networking, window blinds and suspended ceilings with recessed fluorescent lighting. As such, the suite is in a condition for immediate occupation.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>GROUND</b>	78.9	849

The above floor areas have been calculated on a Gross internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## ASKING PRICE / RENT

Our client is inviting offers over £65,000 for their heritable interest.

Alternatively, our clients may rent. Rental offers over £7,000 per annum are invited.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £7,400

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

Information available upon request.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE AUGUST 2025

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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