

FOR SALE

**Office / laboratory
facility**

**Prominent location in the
Dundee Medipark**

On-site carpark

**GIA: 1,135 sq m.
(12,220 sq ft.)**

**Offers in the region of
£295,000**



WHAT 3 WORDS



MCLAGGAN HOUSE 1 WURZBURG COURT, DUNDEE, DD2 1FB

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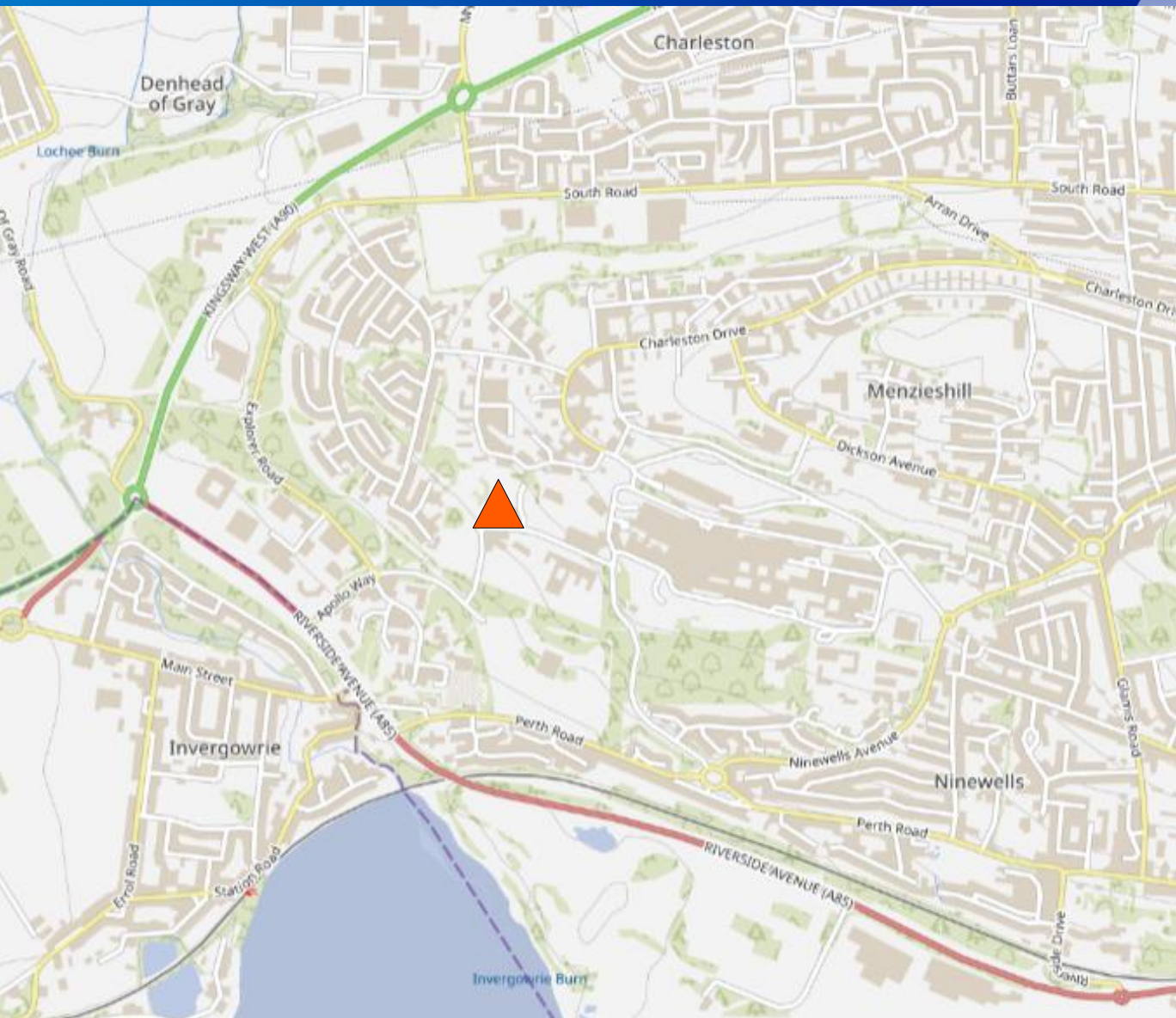
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Location

MCLAGGAN HOUSE 1 WURZBURG COURT, DUNDEE



LOCATION

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 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

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

The city has its own airport with daily flights to London and sits on the main East Coast Railway line which runs services into London (Kings Cross).

The regeneration of Dundee Waterfront has helped establish Dundee as a major regional centre.

The subjects are located on Wurzburg Loan, immediately adjacent to Ninewells Hospital in The Dundee Medipark.

Dundee Medipark is an established medical research park providing companies in the biomedicine and research sectors with the opportunity to develop laboratory, production and office space in the centre of the local biosciences research community.

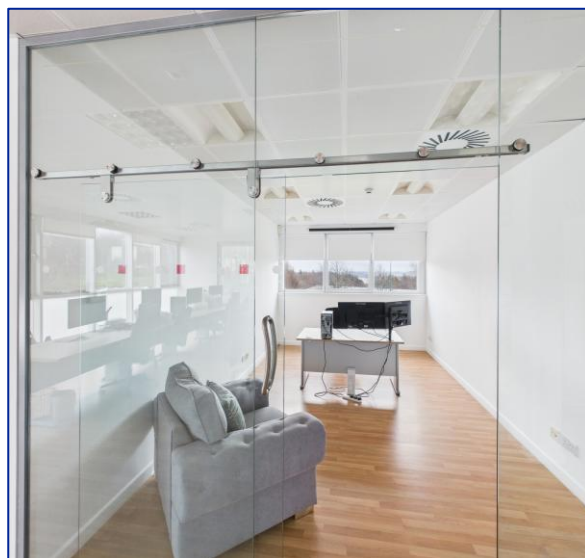
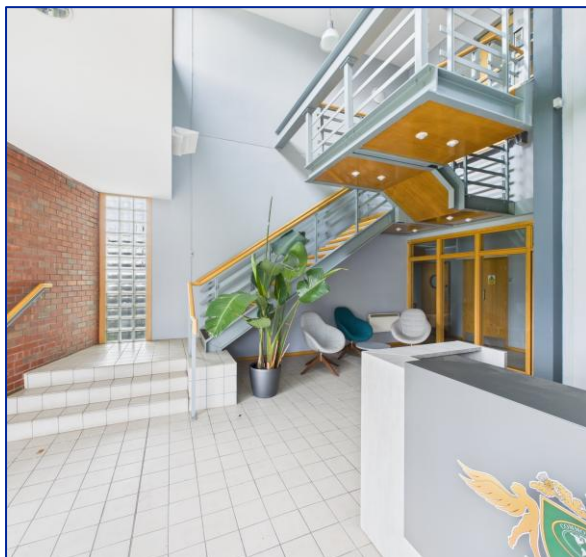


FIND ON GOOGLE MAPS



Description

MCLAGGAN HOUSE 1 WURZBURG COURT, DUNDEE



DESCRIPTION

The subjects comprise a modern, steel framed, office and laboratory building arranged over three-storeys, extending to 12,220 sq ft, suitable for a variety of commercial uses.

There is a plant room at basement level, and a mix of modern office / laboratory space arranged over the ground and first floor.

There is a large reception area with a stairwell providing access to both floors. Lift access is provided in the ground floor hallway.

The premises benefits from an on-site car park which provides parking for 41 cars.

ACCOMMODATION

	m ²	ft ²
Ground Floor	567.5	6,110
First Floor	567.5	6,110
Total	1,135	12,220

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).



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PRICE

Our client is inviting offers in the region of £295,000 for their heritable interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £104,000.

Draft 2026 Rateable Value: £109,500.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further information.

LEGAL COSTS

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

VAT

No VAT will be payable on this sale.



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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