

# SIDLAW HOUSE

4 EXPLORER ROAD, DUNDEE, DD2 1EG

FOR SALE / TO LET



UNIQUE DEVELOPMENT OPPORTUNITY AT  
THE WESTERN GATEWAY TO THE CITY

Substantial development site of some  
20.9 acres / 8.45 Hectares

Currently comprising a 64,998 sq ft  
(6,038 sq m) two storey office building

**GROUND FLOOR:**

33,810 sq ft (3,141 sq m)

**FIRST FLOOR:**

31,188 sq ft (2,897 sq m)

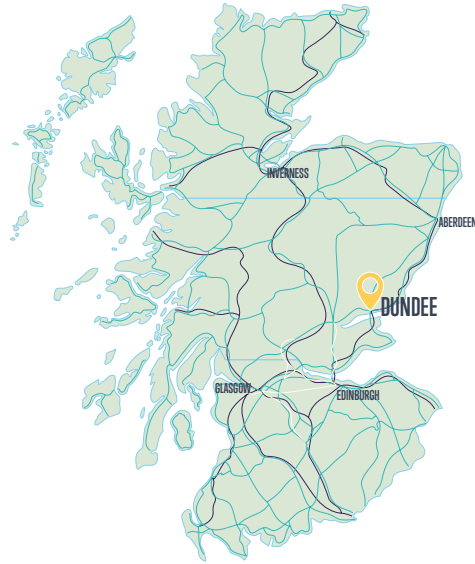
OFFERS IN THE REGION OF £1.5M  
FLEXIBLE LEASE TERMS AVAILABLE





## LOCATION

4 Explorer Road is situated in the city of Dundee which is located on the east coast of Scotland. Dundee is Scotland's 4th largest city with a population of some 150,000. It occupies a strategic location almost equidistant between Edinburgh to the south (60 miles) and Aberdeen to the north (65 miles), benefiting from excellent road and rail connections. The M90 motorway/A85 affords a direct link to Edinburgh and the south, while the M9 motorway/A9 from Perth allows access to the west and north of Scotland and the central belt. Dundee has excellent train services with regular direct services to Edinburgh, Glasgow, Aberdeen, and the rest of the UK. The City also benefits from an Airport with regular flights to London and Belfast.



## DESCRIPTION

4 Explorer Road commands a high profile position overlooking the A90 / Kingsway Ring Road at the Western Gateway to the City of Dundee.

The site sits on the northern fringes of the Dundee Tech Park.

Three of Dundee's principle industrial estates, Wester Gourdie, Dryburgh and Dunsinane, are all within 5 minutes drive from the property.

The new settlement of Dykes of Gray is situated on the opposite side of the Kingsway while the residential suburbs of Menzieshill and Lochee are East of the site.

The site currently contains Sidlaw House, a large two-storey office building with associated car parking.

There are 450 car parking spaces – a ratio of 1:136 psf.



**450 CAR  
PARKING  
SPACES**



**£1 BILLION  
TRANSFORMATION**

Dundee is currently undergoing a £1 billion transformation of its waterfront which comprises circa 240 hectares of development land, new state of the art train station and the newly opened V&A Museum of Design. V&A Dundee is an international centre for design in Scotland and the first ever design museum to be built in the UK, outside London. The waterfront development along with Dundee and Abertay Universities, The Welcome Trust and the recently announced Eden Project Dundee are all combining to change the commercial landscape of the city.

## SITUATION

4 Explorer Road is situated on Dundee Technology Park, which is 3 miles to the west of the city centre. The park is well situated at the Western Gateway to the City, close to the A90 and benefitting from Dundee's unique strategic position at the heart of the road network connecting the city to Aberdeen, Edinburgh and Glasgow. The A90 connects to Perth some 20 miles to the southwest.

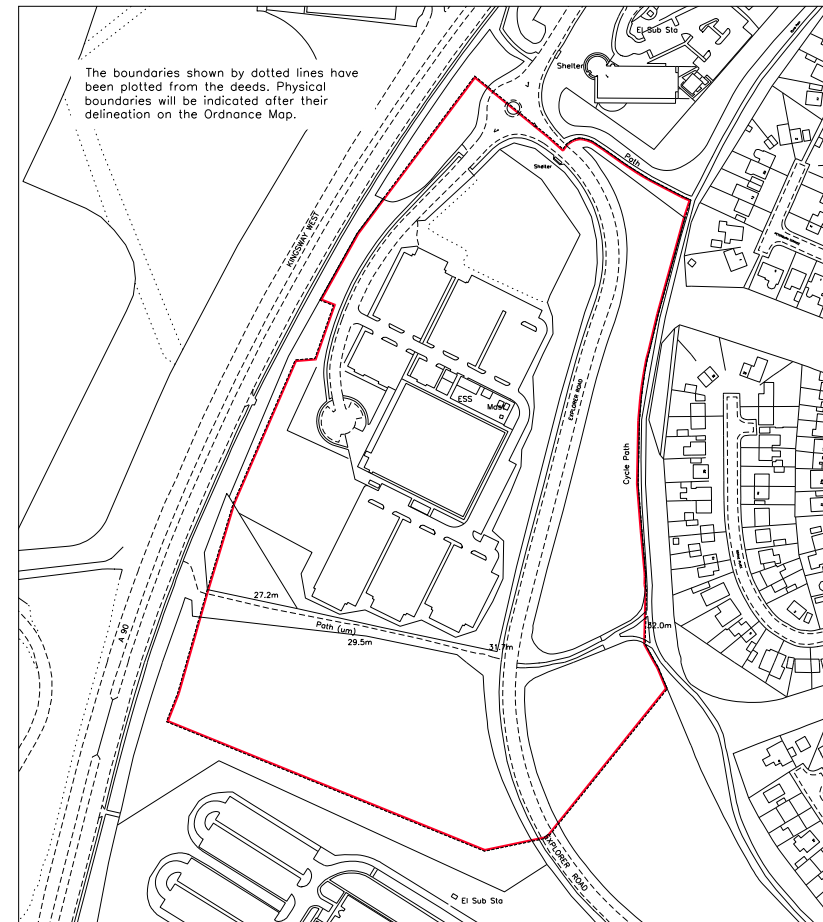


## PRIME DEVELOPMENT OPPORTUNITY

Subject to planning, the site offers development potential for a wide range of uses, including (but not restricted to): industrial, residential, and office. Interested parties are encouraged to make their own enquiries to Dundee City Council Planning Department in this regard.

## SITE AREA

The site extends to 20.9 acres/8.45 hectares comprising a mix of existing building, extensive car parking & hardstanding, landscaped grounds and tree belts.



## EXISTING ACCOMMODATION

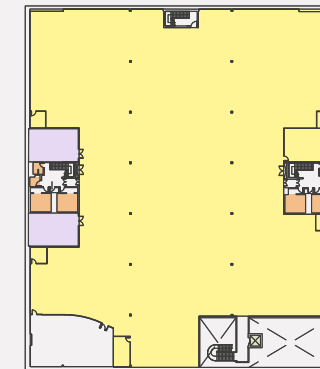
Sidlaw House has been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following areas:

AREA	SQ FT	SQ M
Reception	2,202	205
Ground Floor office	31,055	2,885
Ground Floor storage	553	51
First Floor	31,188	2,897
<b>TOTAL:</b>	<b>64,998</b>	<b>6,039</b>

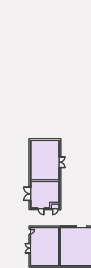
**KEY:**

- OFFICE
- MEETING ROOM
- KITCHEN / TEA MAKING
- PLANT
- W/C / SHOWERS
- STORAGE
- RECEPTION
- LIFT

**MEZZANINE**  
275 SQ FT (25.51 SQ M)



**FIRST FLOOR**  
31,188 SQ FT (2,897 SQ M)



**GROUND FLOOR**  
33,810 SQ FT (3,141 SQ M)



# FOR SALE / TO LET



## SUB-STATION

The site benefits from a dedicated sub-station with a 1000 KVA transformer.

## EPC

Available on request.

## VAT

VAT will be applicable on any transaction.

## AVAILABILITY

The Heritable Interest in the property is available and offers In the Region of £1.5M are invited.

Alternatively, the premises are available on highly flexible lease terms and offers are invited.



## FURTHER ENQUIRIES

All interested parties should contact the joint marketing agents for further information:

### Andrew Dandie

t: 07803 896967

e: Andrew.Dandie@g-s.co.uk

### Peter Fraser

t: 0131 469 6027

e: Peter.Fraser@avisonyoung.com

### Grant Robertson

t: 07900 265516

e: Grant.Robertson@g-s.co.uk

### Pete Harding

t: 07920 812 029

e: Pete.Harding@avisonyoung.com



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