



The James  
**Hutton**  
Institute

# To let

**Flexible  
laboratory  
space**

The James Hutton Institute  
Invergowrie | Dundee | DD2 5DA

*93 sq m (1,000 sq ft)*

[www.huttonspace.co.uk](http://www.huttonspace.co.uk)



**Entry**  
Immediate entry is available

**Lease length**  
Flexible

**Use**  
Science and laboratory

# Introduction

We have been instructed by the James Hutton Institute to market the surplus office, laboratory and industrial accommodation at their Invergowrie facility. The space has been made available due to the recent completion of the new Crop Innovation Centre (CIC) building.

The James Hutton Institute offers specialised analytical services catering to a diverse clientele across the globe. The expertise of the team expands various sectors encompassing oil and gas, natural products, food & drink, water, soils, agriculture and horticulture.

# Location

Invergowrie is situated immediately to the west of Dundee and between the River Tay (south) and bounded to the north by the A90 dual carriageway, connecting Dundee with Perth and Edinburgh further to the south.



# Description

Within the Invergowrie facility Hutton is able to offer tenants a mix of office, laboratory and small industrial/storage accommodation. For full details please contact the marketing agents noted below.

Tenants of the Hutton would also benefit from the following facilities and amenities:

- The opportunity to co-locate on a science campus and the ability to work alongside a wide and diverse range of science disciplines.
- Access to a wide range of scientific equipment and support services, by separate arrangement.
- On-site cafe and restaurant.
- Inclusive car parking.
- Extensive meeting rooms and conference facilities by separate arrangement.
- Flexible lease's available and opportunity to expand.
- Fully inclusive rental packages.
- Research support through Hutton's commercial subsidiary – Hutton Scientific Services.

The laboratories are generally fitted to a good standard and will be available on a fully inclusive basis for a flexible lease term.

We would recommend that interested parties arrange a viewing of the accommodation as there is a variety of different styles available.



## Accommodation

Estimated Net Internal Area to be 93 sq m (1,000 sq ft).

It is important to highlight that within the Hutton facility we are able to offer laboratories of varying sizes and with supporting office accommodation. There is also a development site available for purpose built facilities and information on this opportunity is available by separate request.



## Lease terms

We are able to offer tenants the opportunity of a very early entry date and a lease term that can be short, medium or long term.

## Rent

For information on the fully inclusive rent required for the accommodation please contact the marketing agents below.

## Energy Performance Certificate (EPC)

An EPC will be available for the accommodation.

## AML

In accordance with Anti-Money Laundering Regulations the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

May 2025.

Produced by Designworks.



## Viewing and Further Information

To arrange a viewing or to request further information please contact the following:

Neil McAllister  
07831 610721  
neil.mcallister@ryden.co.uk

Kyle Wright  
07425 478303  
kyle.wright@ryden.co.uk

# Ryden