



The James  
**Hutton**  
Institute

# To let

**Fully inclusive  
and flexible office  
accommodation**

The James Hutton Institute  
Invergowrie | Dundee | DD2 5DA

*465 sq m (5,000 sq ft)*

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

## Entry

Immediate entry is available

## Lease length

Flexible

## Use

Office and science related





# 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.

Hutton 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 office accommodation could 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 offices are decorated to a good standard with a mix of fluorescent strip and LED lighting. All standard utilities including a fibre provision will be available to the ingoing tenant.

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 465 sq m (5,000 sq ft).

It is important to highlight though within the Hutton facility we are able to offer flexible accommodation from a small single room to a maximum of 464 sq m (5,000 sq ft). 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

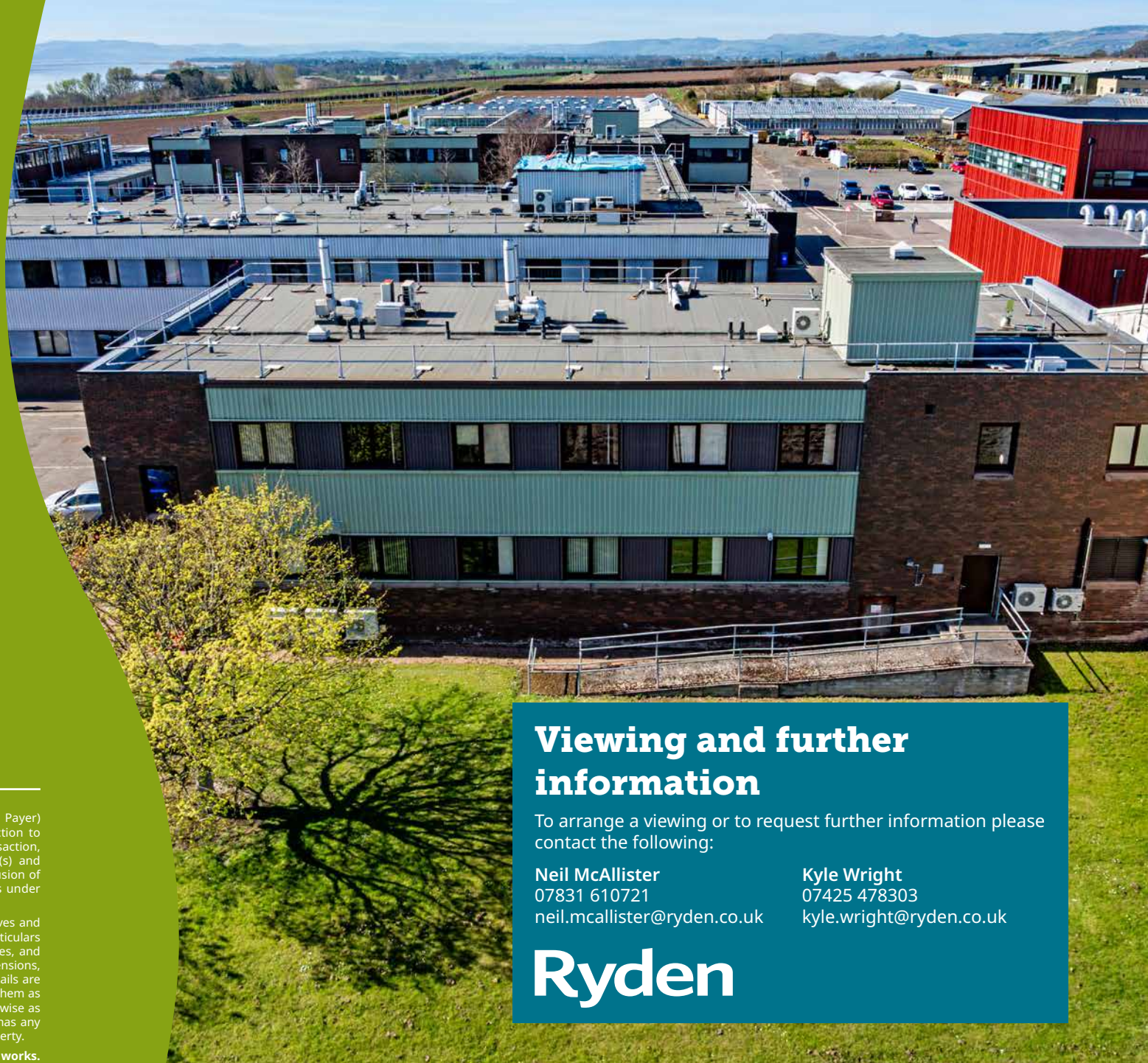
In accordance with Anti-Money Laundering Regulations the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.

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.

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## Viewing and further information

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

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# Ryden