



Innovation Labs

Starting at 73 m2, with flexibility in mind

DESCRIPTION

- Modern high-quality industrial workshops
- Steel portal frame construction
- Sealed concrete floor
- Insulated profile walls and roof cladding
- Bookable meeting room
- Communal toilets, changing facilities, kitchen and breakroom
- Communal central collaboration space
- Bookable meeting room and storage space
- Shared Makerspace*



[Enquire Here](#)



**MICHELIN SCOTLAND
INNOVATION PARC**
INNOVATION LABS

Michelin Scotland Innovation Parc
Baldovie Road | Dundee | DD4 8UQ

The Innovation Labs are funded by Michelin, Dundee City Council and Scottish Enterprise.
*The Makerspace is part-funded by the UK government through the UK Shared Prosperity Fund.

SPECIFICATION

- MODERN, FLEXIBLE HIGH-QUALITY INDUSTRIAL FACILITY
- WORKSHOP MINIMUM EAVES HEIGHT OF 8M
- 24-HOUR SECURITY AND ACCESS
- VEHICLE ACCESS DOOR
- DISTRIBUTION BOARD WITH DOUBLE SOCKETS
- LED LIGHTING
- SOME UNITS INCLUDE 3 PHASE POWER AND WATER AND DRAINAGE

LEASE TERMS

The Innovation Labs are available on a month-to-month rental.

RATEABLE VALUE

Monthly rental is inclusive of rates.

BUSINESS SUPPORT

MSIP offers advice to potential tenants in respect of business support packages currently available.

SUSTAINABLE ENERGY

MSIP benefits from the ability to offer green and sustainable energy options, further details on request.



ENERGY PERFORMANCE CERTIFICATE

A copy is available upon request.

Enquire Here

HOW TO BOOK

Book an Innovation Lab now using the online booking form [here](#).

Terms and Conditions of occupancy along with the Code of Conduct are available upon request.



Michelin Scotland Innovation Parc
Baldovie Road | Dundee | DD4 8UQ