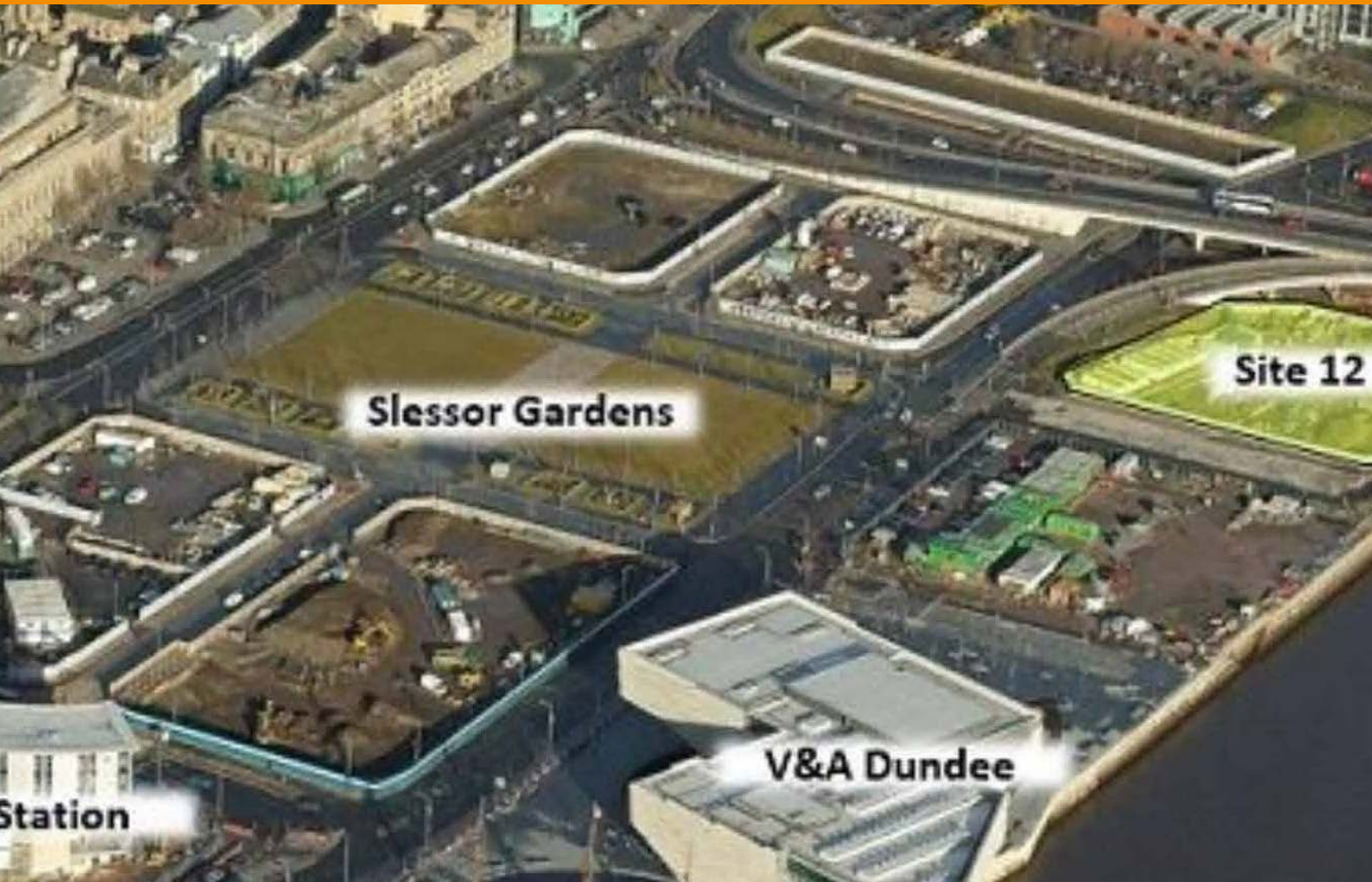


DEVELOPMENT OPPORTUNITY SITE 12

DUNDEE CENTRAL WATERFRONT

DISCOVER
DUNDEE
WATERFRONT



AWARD WINNING NEW WATERFRONT

£1.6 BILLION TRANSFORMATION
- 240 HECTARES OF PRIME LAND, STRETCHING 8KM ALONG THE RIVER TAY. THIS STRATEGIC, FOCUSED AND FORWARD-LOOKING PROJECT (2001-2031) IS PROPELLING THE CITY TO INTERNATIONAL ACCLAIM.

→ WWW.DUNDEEWATERFRONT.COM

AWARD WINNING

THE WATERFRONT

This is a stand out location for a prestige, high value development. Developments within this site are expected to be of a mixed use nature, and may include commercial/office space facing the Riverside Esplanade and Tay Road Bridge.

The Central Waterfront is the focal point of the project which has involved the demolition of bridge ramps, roads and buildings, which previously separated the city centre from the waterfront. In their place, a new grid iron street pattern, green civic space and attractive boulevards reconnects the city with the waterfront to produce a stunning space that features the award-winning V&A Dundee, a world class building.

The V&A Dundee is the only design museum outside of London and is attracting visitor numbers in excess of 1.25 million annually. The rail station has been rebuilt and provides a modern arrival point with a 120 bed hotel above.

New hotels, commercial, leisure and residential outlets are required to support the expanding city and new development plots have been created. Almost all of the Central Waterfront land is owned by Dundee City Council.

Site 12, immediately to the west of the Tay Road Bridge, is under exclusivity and has been expected to be of mixed use nature, and may include commercial/office space.



THE OPPORTUNITY

Site 12 is located on the shoreline in the eastern area of the Central Waterfront. It benefits from stunning views overlooking the River Tay to the south, Slessor Gardens to the north and the V&A and Waterfront Place Gardens to the west. This is a stand out location for a prestige, high value development.

Developments within this site are expected to be of a mixed use nature, and may include commercial/office space facing the Riverside Esplanade and Tay Road Bridge. Active uses are being promoted for the ground floor facing Waterfront Place and the River Tay, these could include leisure/cultural activities or specialist retail use.

All vehicle servicing is to be undertaken from a central courtyard which is access via Patent Slip Way entering from the north-east. Close to the water's edge is Black Watch Parade and the historic Telford Beacon which was relocated during an early phase of infrastructure works.

AREA

5,480 sq m	(59,008 sq ft)
0.13 acres	(0.005 hectares)

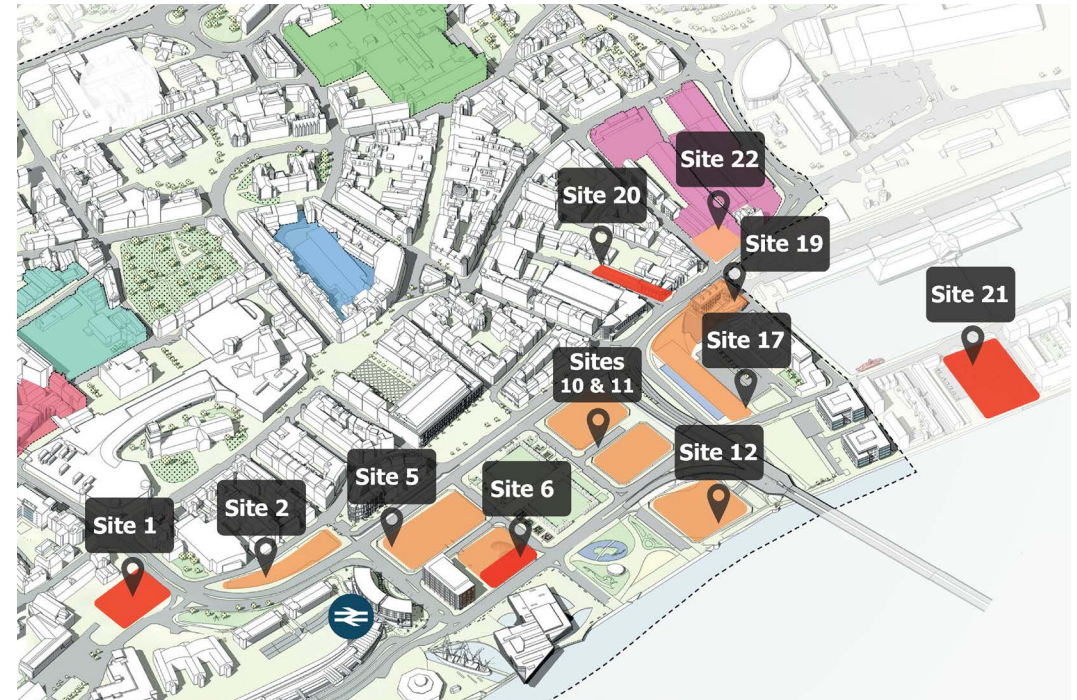
PLANNING

Please refer to the Central Waterfront Masterplan.

SUPPORTING INFORMATION

To assist developers, a series of supporting documents are being produced which offer more detailed technical, design and planning guidance.

[Dundee Central Waterfront Masterplan](#)
[Active Ground Floor Development Guidance](#)



TERMS

Development proposals are invited having regard to the Central Waterfront Masterplan's guidance.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction. The ingoing tenant / purchaser will be responsible for any Land and Buildings Transactional Tax, recording dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Each party must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

CONTACT

Viewing is strictly by arrangement with the sole letting agent.

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Ryden



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 th is 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 inspect ion 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 what ever in relation to this property. December 2023. Designed by thefifthhouse.co.uk

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