

DEVELOPMENT OPPORTUNITY SITE 2

DUNDEE CENTRAL WATERFRONT

DISCOVER
DUNDEE
WATERFRONT



SITE 2

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.

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AWARD WINNING

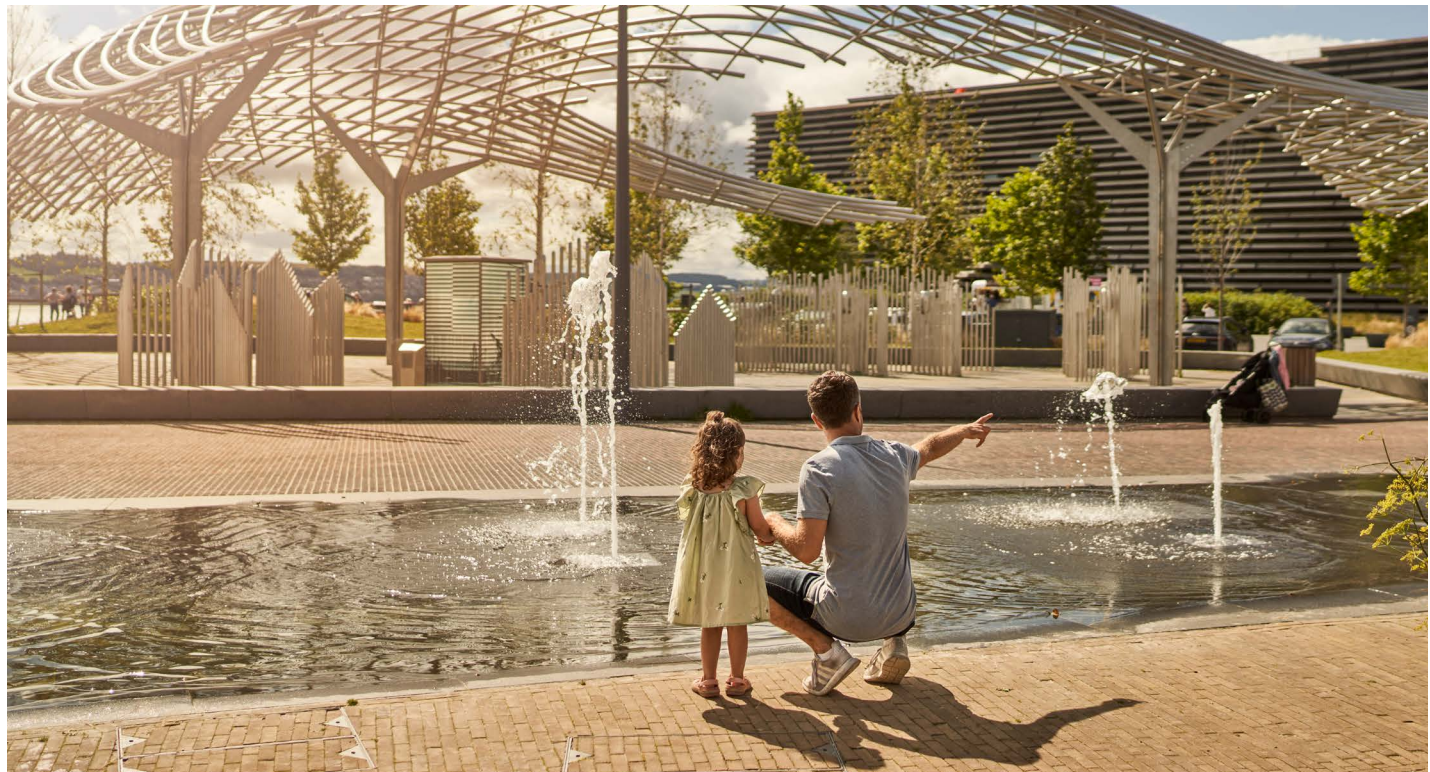
THE WATERFRONT

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 2 forms a direct link between Dundee City Centre, the new Railway Station and the Central Waterfront. This mixed use development with active ground floor uses as described within the Waterfront Masterplan, will benefit from the location tying the Waterfront to the City Centre.



MIXED USE DEVELOPMENT

THE OPPORTUNITY

Site 2 forms a direct link between Dundee City Centre, the new railway station and the Central Waterfront. Mixed use development with active ground floor uses, as described within the Waterfront Masterplan, will benefit from the location tying the Waterfront to the City Centre.

The site has been cleared and is currently being used as a temporary car park. Developments on this site are expected to be predominantly of a commercial nature such as office, hotel or leisure uses with active ground floor uses at the northern end facing towards the entrance of the Malmaison Hotel. Residential use is possible on the upper floors.

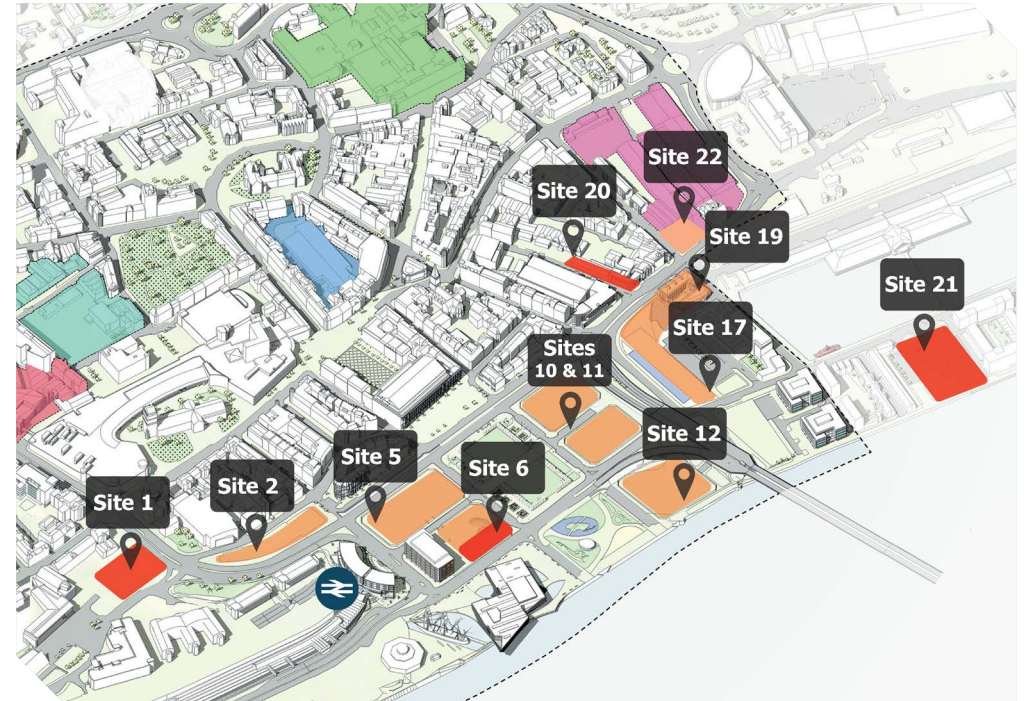
AREA

3,090 sq m (33,260 sq ft)

0.76 acres (0.31 hectares)

PLANNING

Please refer to the [Central Waterfront Masterplan](#).



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 incoming tenant / purchaser will be responsible for any Land and Buildings Transaction 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.

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](#)

CONTACT

Viewing is strictly by arrangement with the sole letting agent.

Bill Marley

T 07703 112626

E bill.marley@ryden.co.uk

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

Ryden



ryden.co.uk



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