

DEVELOPMENT OPPORTUNITY SITES 10&11

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,
FOCUSSED AND FORWARD-
LOOKING PROJECT (2001-2031)
IS PROPELLING THE CITY TO
INTERNATIONAL ACCLAIM.

→ WWW.DUNDEEWATERFRONT.COM

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.

New development group Northern Lights Arena Europe Limited (NLAE) has signed an exclusivity agreement with Dundee City Council on a new entertainment centre.

The proposal – first unveiled in 2020 – would've seen the area developed on sites 10 and 11, between Slessor Gardens and the Apex Hotel.

However a new vision for a smaller, 1,000-seater arena which would focus on a variety of uses was revealed.



THE OPPORTUNITY

Scheduled to open in 2024, the futuristic venue is being designed with the aim of becoming the world's best streaming venue and will simultaneously enhance education, economic entertainment and employment opportunities in Dundee.

The proposed site is located in the billion-pound precinct of Slessor Gardens, which sits between Dundee's central business district and V&A Dundee, along the River Tay.

Proposals for the arena include a 4,000 seat multi-purpose arena that can be used for esports events, a dedicated esports academy for further and higher education, as well as space for conventional leisure, indoor sporting events, and retail and business outlets.

AREA

Site 10	43,346 sq ft (4,027 sq m)
Site 11	39,557 sq ft (3,675 sq m)

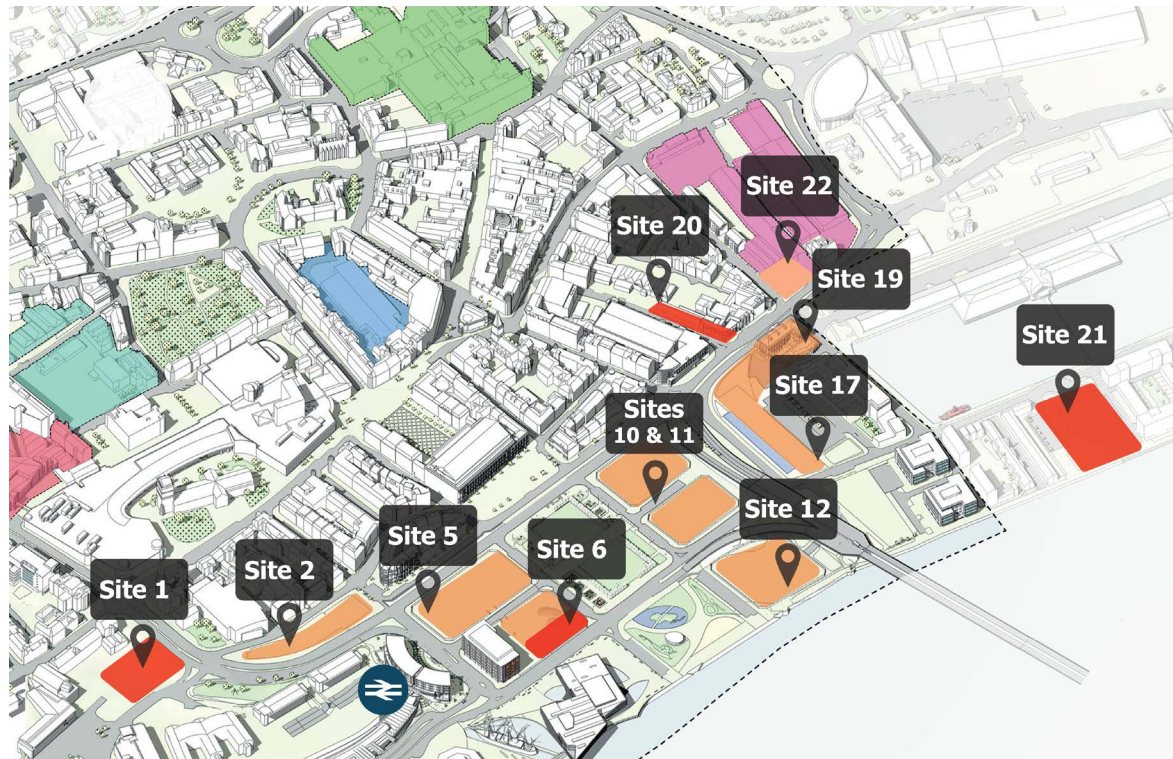
PLANNING

A planning application has been submitted by HTA Design on behalf of Our Enterprise to provide co-working space known as Studio Dundee comprising retail units, café, urban offices and apartments. The application can be viewed on Dundee City Council's planning portal using reference 17/00337/FULM.

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 incoming 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



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