

DEVELOPMENT OPPORTUNITY SITE 17

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.

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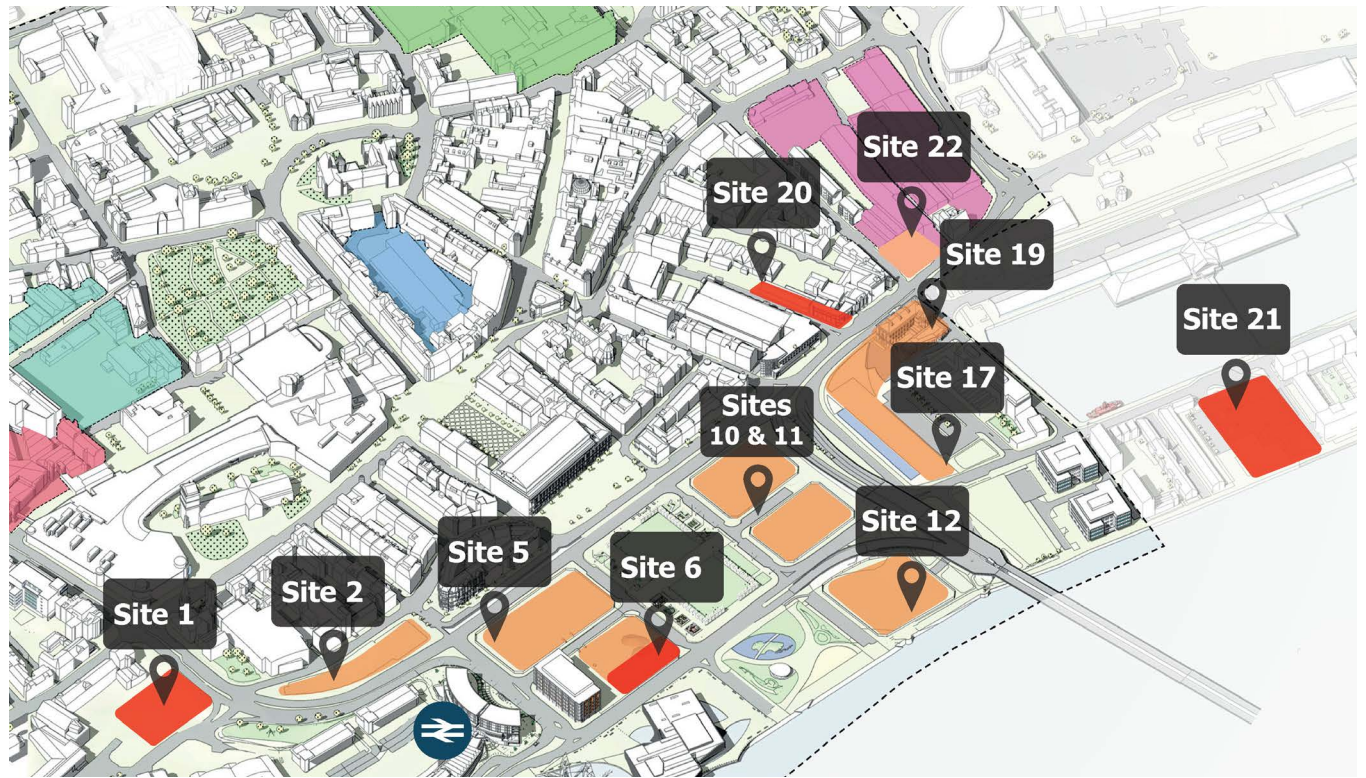
AWARD WINNING

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.



THE OPPORTUNITY

Site 17 is situated between South Commercial Street and the Apex City Quay Hotel & Spa. To the north customs House and the Holiday Inn Express.

This site is considered suitable for developments of up to six storeys in height and ideally suited to commercial, office or hospitality/exhibition and conference services.

Separating the building from the Tay Road Bridge and South Commercial Street is an area of open space containing a pond which offers the building a high quality landscaped setting in an otherwise urban city centre environment. The pond forms part of a wider Sustainable Urban Drainage scheme. Vehicular access for servicing will be required to be achieved from the south-east.

AREA

3,560 sq m (38,319 sq ft)

0.88 acres (0.36 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 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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