

Office Opportunities

Dundee Central Waterfront Site 6

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Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Manchester
0161 249 9778

London
020 7436 1212

Station Now Open



Artist's impression for indicative purposes only

- Grade A office accommodation of 57,425 sq ft over five floors with retail/restaurant accommodation of 7,922 sq ft at ground floor level.
- Designed to achieve EPC A rating and BREEAM excellent rating.
- Parking for up to 30 cars.
- Cycle and showering/changing facilities
- Designed to achieve EPC 'A' rating and BREEAM 'excellent' rating.
- Adjacent to the proposed 150-bed AC Hotel by Marriott
- In close proximity to the newly opened state-of-the-art Train Station with 2 million passengers per year and 120-bed hotel by Sleeperz on upper floors.
- Immediately adjacent to the newly opened V&A museum which anticipates attracting visitor numbers in excess of 275,000 per year.



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Location

Dundee, the City of Discovery, is Scotland's fourth largest city, and is set in a stunning location at the mouth of the River Tay on the east coast of Scotland.. The town is located approximately 22 miles north-east of Perth and 14 miles north of St Andrews and benefits from a resident population in the order of 148,000 persons and a catchment population in excess of 640,000 within a 60 minute drive time.

The city benefits from a central geographic location with 90% of the Scottish population within a 90 minute drive time. Dundee benefits from having a main rail station on the UK east coast line which has a passenger footfall of approximately 2 million each year. The city also has an excellent motorway network, regional airport and is a significant cruise ship port.

The subjects form part of the extensive £1 billion transformation of Dundee Central Waterfront which comprises approximately 240 hectares of development land stretching 8km alongside the River Tay together with the V&A Museum Of Design Dundee, an international centre for design for Scotland and the first ever design museum to be built in the UK outside London. The newly opened V&A Museum is housed in a world-class building at the heart of the Dundee Waterfront area and anticipates attracting visitor numbers in excess of 275,000 per year.



Description

Site 6 is located opposite the newly opened state-of-the-art Train Station to the south-west of Slessors Gardens and immediately north of the new V&A Museum of Design Dundee.

The subjects comprise office accommodation over five floors of this Grade A office development with retail/restaurant accommodation located at ground floor level.

Areas

The office accommodation will extend to the following approximate areas:

First Floor :	11,485 sq ft	(1,067 sq m)
Second Floor :	11,485 sq ft	(1,067 sq m)
Third Floor :	11,485 sq ft	(1,067 sq m)
Fourth Floor:	11,485 sq ft	(1,067 sq m)
Fifth Floor :	11,485 sq ft	(1,067 sq m)
Total	57,425 sq ft	(5,335 sq m)

Specification

- Feature reception hall
- Three 13-person passenger lifts servicing all upper floors
- 2.8m clear floor to ceiling height on all floors
- 15m space planning grid
- 150mm nominal overall medium duty full raised access floors throughout
- VRF heating and cooling
- Mechanical ventilation
- High quality male/female toilets on each floor
- Secure external parking for approximately 32 cars
- 42 cycle spaces and associated changing/showering facilities.
- Full building management suite and mess facilities
- Designed to achieve EPC A rating.
- Designed to achieve BREEAM 'excellent' rating

Energy Performance Certificate

Will be available on completion.

Rateable Value

The subjects will be assessed upon completion.

Planning

The subjects benefit from Class 4 (office) consent.

Rental

Upon application.



Tenure

The subjects will be available on the basis of a new Full Repairing and Insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews to Open Market Value.

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land & Buildings and 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). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Contact

For further information, please contact the agents:-

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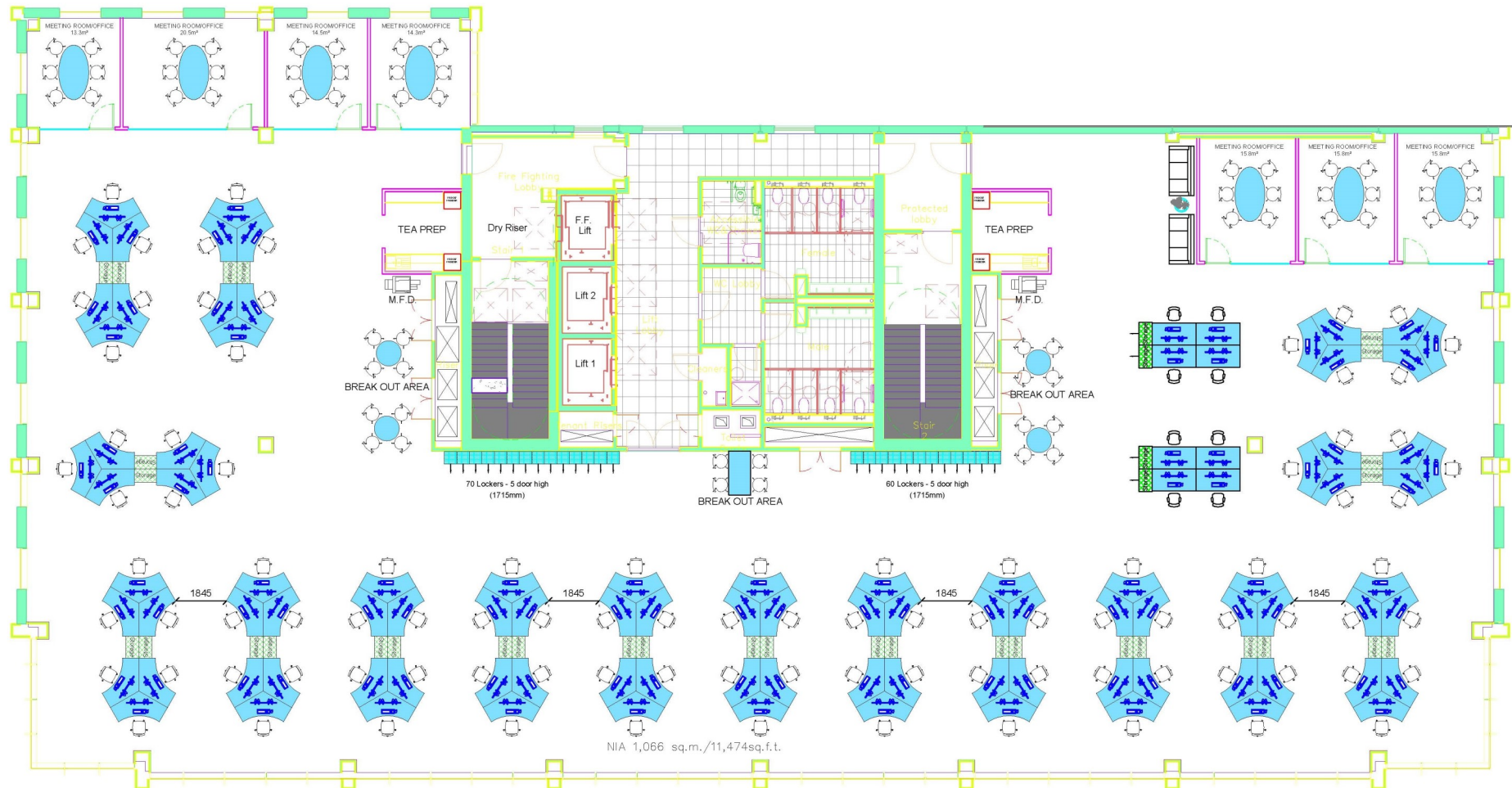
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Date of Revision: September 2018



Typical floor layout for indicative purposes only