

Development Opportunity

Dundee Central Waterfront Site 12

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Artist's impression for indicative purposes only

- Part of the extensive £1 billion transformation of Dundee Central Waterfront
- Immediately adjacent to new state-of-the-art Railway Station with 2 million passengers per year and 120-bed hotel on upper floors.
- Views towards V&A museum which anticipates attracting visitor numbers in excess of 275,000 per year.
- Excellent waterfront location
- Easy access to Tay Bridge
- Site area of 58,986 sq ft (5,840 sq m)
- Mixed use development for uses such as commercial/office space, leisure, cultural and specialist retail.



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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 Scotland within a 90 minute drive time. Dundee benefits from having the 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 V&A Museum will be housed in a world-class building at the heart of the Dundee Waterfront and is due to open in 2018.



Description

Site 12 is located on the shoreline in the eastern area of the Central Waterfront. It benefits from a location overlooking the Riverside Esplanade, Tay Road Bridge and Waterfront Place with views towards the new V&A Museum of Design Dundee as well as southward over the River Tay towards Fife.

Developments within the 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 site extends to approximately 5,840 sq m (58,986 sq ft). Active uses are being promoted for the ground floor Waterfront Place and River Tay which may include leisure/ cultural activities or specialist retail use.

All vehicle servicing is to be undertaken from a central courtyard which is accessed via Patent Slip Way entering from the north-east.

Close to the water's edge is the historic Telford Beacon which was relocated during the early phase of infrastructure works.



Further Information

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

- Dundee Central Waterfront Masterplan
- Planning and Urban Design Framework
- Site 12 Development Brief
- Strategic Infrastructure Plan (upon request to Dundee City Council)
- Site 12 Infrastructure Information (upon request to Dundee City Council)
- Dundee Local Development Plan
- Community Benefit Agreements : During Construction
- Community Benefit Agreement : End User
- Community Benefit Agreement : Living Wage
- Active Ground Floor Development Guidance

Contact

For further information, please contact the sole letting agents:

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DISCOVER
DUNDEE
WATERFRONT