

Development Opportunity

Dundee Central Waterfront Site 5

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- Part of the extensive £1 billion transformation of Dundee Central Waterfront.
- Facing onto the newly opened state-of-the-art Railway Station with 2 million passengers per year and 120-bed Sleeperz hotel on upper floors.
- In close proximity to the V&A Museum which anticipates attracting visitor numbers in excess of 275,000 per year when it opens in September 2018..
- Fronting Slessor Gardens.
- Site of approximately 0.14 acres (0.05 hectares).
- Mixed use development potential for a variety of uses including offices, residential, restaurants, cafes and speciality retail.

Artist's impression for indicative purposes only

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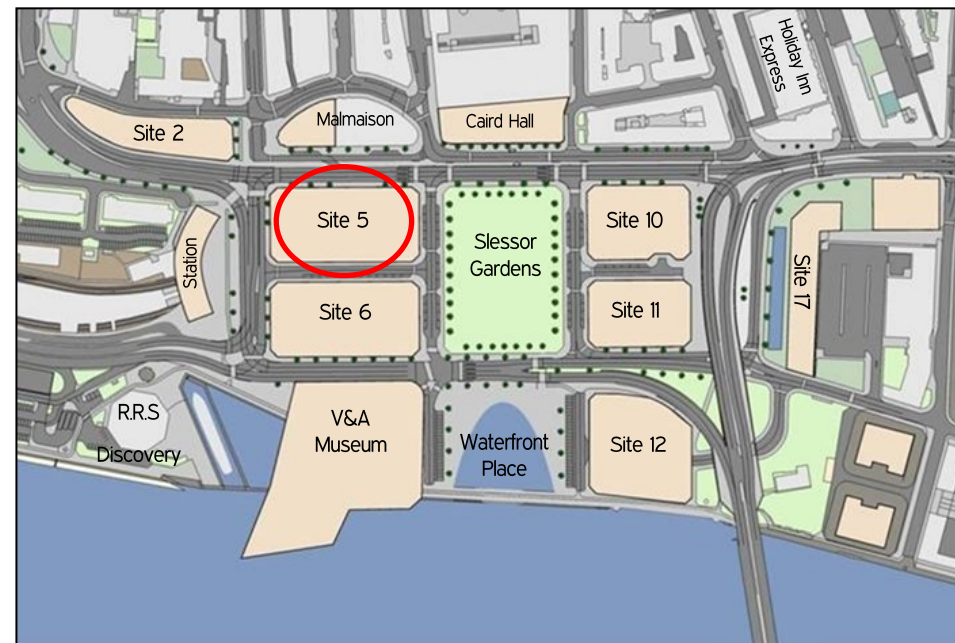
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Location

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 5 is located to the west of Slessor Gardens and north of the newly opened state-of-the-art Railway Station. Developments within this site are expected to be up to six storeys in height and include commercial/office space facing Thomson Avenue and the Railway Station.

Site 5 extends to approximately 0.14 acres (0.05 hectares).

Residential uses are being promoted on the upper floors overlooking South Crichton Street and Slessor Gardens with active ground floor uses below (restaurants, cafes and specialty retail).

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 5 Development Brief
- Strategic Infrastructure Plan (upon request to Dundee City Council)
- Site 5 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

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Date of Revision: July 2018