

Development Opportunity

Dundee Central Waterfront Site 17

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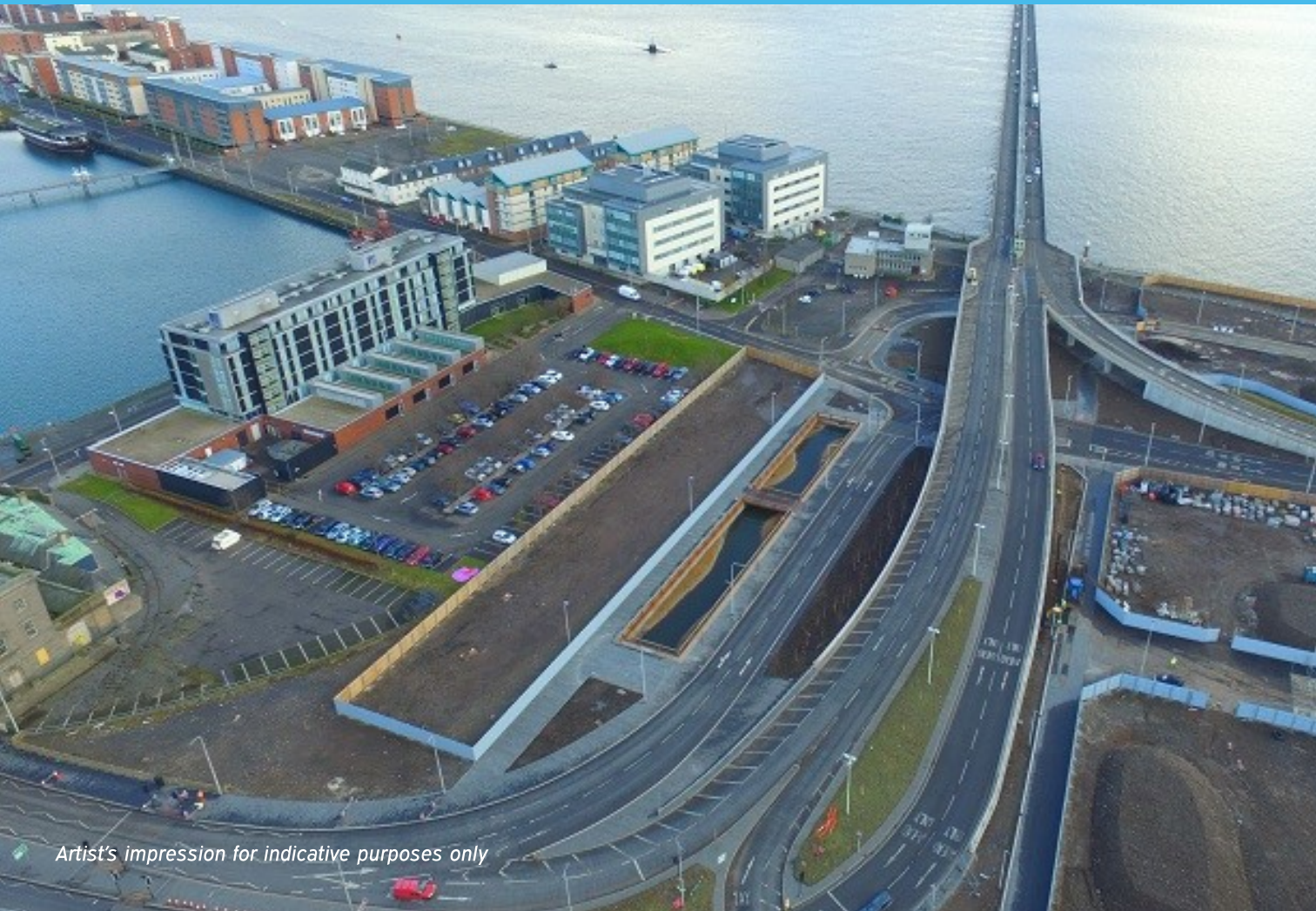
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Artist's impression for indicative purposes only

- Part of the extensive £1 billion transformation of Dundee Central Waterfront
- In close proximity to the newly opened state-of-the-art Railway Station with 2 million passengers per year and a 120-bed hotel on upper floors.
- Within walking distance of the V&A museum which anticipates attracting visitor numbers in excess of 275,000 per year when it opens in September 2018.
- Easy access to Tay Bridge
- Site area of approximately 0.06 acres (0.02 hectares)
- Suitable for mixed use development comprising commercial, office or hospitality/exhibition and conference facilities.



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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 17 is situated between South Commercial Street and the Apex City Quay Hotel. To the north is the historic port of Dundee Customs House and Holiday Inn Express.

The site is considered suitable for developments of up to 6 storeys in height ideally suited to commercial, office or hospitality/exhibition and conferences 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 and a high quality landscaped setting in an otherwise urban environment. The pond forms part of a wider sustaining urban drainage scheme. Vehicular access for servicing will be required to be achieved from the south-east.

The site extends to approximately 0.06 acres (0.02 hectares)

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 17 Development Brief
- Strategic Infrastructure Plan (upon request to Dundee City Council)
- Site 17 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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