

TO LET - RETAIL / LEISURE OPPORTUNITIES

Units available from 1,421 sq.ft to 2,960 sq.ft

AVAILABLE
AUTUMN 2023



BUILDINGS 1 & 2, GREENMARKET, DUNDEE, DD1 4EG

**AN EXCITING OPPORTUNITY TO BE PART OF THIS NEW BUILD LANDMARK DEVELOPMENT
LOCATED AT KEY PROMINENT, STRATEGIC POSITION WITHIN DUNDEE WATERFRONT
SUITABLE FOR A VARIETY OF RETAIL AND LEISURE USES SUBJECT TO PLANNING
APPROX. 75,000 SQ.FT OFFICES IN BUILDING 1 PRE-LET TO BT plc (UP TO 1000 STAFF)
55 PURPOSE BUILT STUDENT FLATS ABOVE.
CLOSE TO UNIVERSITY OF DUNDEE & DUNDEE CULTURAL QUARTER**

 **CRUCIBLE
DEVELOPMENTS**



LOCATION

The proposed development will occupy a prominent roadside position within the heart of Dundee city centre. The site fronts on to South Marketgait between its junctions with Nethergate and Greenmarket and is strategically located between the main retail area, the Central Waterfront, the existing office area and Dundee University Campus. It lies within a 5 minute walk from Dundee Train Station and in very close proximity to numerous visitor attractions including Dundee Contemporary Arts (DCA), Rep Theatre, Science Centre, Overgate Shopping Centre, and the V&A Museum which welcomed over 830,000 visitors within its first year of opening.

DUNDEE WATERFRONT

Dundee is one of the UK's most progressive cities with a rolling investment programme which continues apace. By far the largest regeneration project is the Dundee Waterfront Regeneration, a £1 billion project to reconnect the city to the waterfront and create a high quality, mixed use, riverside urban quarter right in the heart of the city. The development is one of Western Europe's most extensive and transformative waterfront projects and one of Scotland's biggest waterfront regenerations. The V&A Museum currently forms the central attraction of the Waterfront area and will soon be joined by the Eden Project which will create a new, vibrant focus to the city centre and transform Dundee into a world leading waterfront destination for visitors and businesses.

1. UNIVERSITY OF DUNDEE
2. DCA
3. OVERGATE SHOPPING CENTRE
4. SLEEPERZ HOTEL
5. TRAIN LINE
6. DISCOVERY POINT
7. V&A
8. Social Security Scotland HQ





PROPOSED DEVELOPMENT

Accommodation schedule

UNIT	SIZE(Sq.M)	SIZE(Sq.FT)	RENT P.A.
1	143	1,539	£53,865
2	132	1,421	£49,735
3	96	1,036	£36,365
4	98	1,054	£42,160

Units 1&2 available separately or together
(2,960 sq ft)





CRUCIBLE DEVELOPMENTS

Crucible Developments are a property development and asset management company based in Ayr, Scotland. Focusing on projects in Scotland and the North of England, we specialise in retail, mixed use, leisure and residential developments.

Our Directors bring together experience in all areas of property development, asset management and construction. We bring experience, vision, honesty, innovation, clarity and a personal approach to all of our development projects.

Projects completed by Crucible include Travelodge, Edinburgh Park; Ferguslie Retail Park; Co-Op Food stores at Galston and Gretna; Marks Spencer St Andrews and Premier Inn St Andrews.

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Date: June



Travelodge Edinburgh



Premier Inn, St Andrews



Marks & Spencer, St. Andrews



Co-op Food, Gretna



Ferguslie Retail Park, Paisley



Co-op Food, Galston

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