

DUNDEE waterfront

"Dundee's setting is probably more extraordinary than any other city in Scotland or Britain. It is about as ideal - ludicrously ideal - as any city setting could be."

Stephen Fry, Actor





www.dundewaterfront.com



map designed by basestation for DundeeOne



Dundee is one of Scotland's most progressive cities situated on the North East coast on the banks of the River Tay - home to pioneering scientists and groundbreaking computer games designers. Growing industries include high tech manufacturing, financial services, retail and customer services.

A rolling programme of investment in the city continues apace with the University of Dundee in the midst of a £200 million campus redevelopment, US pharmaceutical giant investing £50 million in a translational medicine research centre; a £50 million extension to Lend Lease's Overgate shopping centre creating 40 new retail units and Alliance Trust, one of the UK's largest investment funds now housed in their new £12 million 6 storey headquarters in the centre of the city. This is combined with an impressive level of investment in infrastructure and public facilities including the £300 million Dundee Waterfront transformation.

This multi million pound project to regenerate Dundee's Waterfront illustrates a civic confidence to reconnect the city centre to the waterfront.

"The V&A at Dundee", a new £47million centre of 21st century design for Scotland and the world, will occupy a prime site at the heart of Dundee's redeveloped waterfront on the River Tay next to RRS Discovery and open in 2014. The V&A at Dundee is being delivered by a ground-breaking partnership between the Victoria and Albert Museum - the world's greatest museum of art and design - and the University of Dundee, the University of Abertay Dundee, Dundee City Council and Scottish Enterprise.

Dundee boasts two universities (the University of Dundee was recently voted the best in UK and the best scientific workplace in Europe), a major further education college, a teacher training college and the unique Al-Maktoum Institute for postgraduate education.

This all adds to the city's campus feel and with many international students and researchers the city has a very cosmopolitan ambience. Dundee now has one of the highest student/population ratios in Scotland at more than 1 in 6. The city's development of its knowledge economy has

seen it recognised for the 2nd year in a row as one of just seven cities across the globe as a model for economic development in the 21st century by the New York-based Intelligent Communities Forum. Dundee is also one of the Top 15 most attractive cities for Foreign Direct Investment in the European Cities & Regions of the future 08/09.

The quality of life in Dundee is excellent, the city is a vibrant, friendly and an exciting place to live and work, housing prices are extremely competitive compared to other cities and its location allows for easy access to the rest of Scotland. Dundee is also placed on one of the most stunning settings in Europe at the mouth of the River Tay. Dundonians enjoy more hours of sunshine and more green spaces than any other Scottish city dwellers.

The city is not resting on its laurels and is working to ensure that it continues to attract new investment and opportunities.

For further information on investment and relocation contact the Locate Dundee team.

www.locate-dundee.co.uk



Dundee's Waterfront on the River Tay boasts a major port, blue flag beaches, rare wildlife and a wealth of artistic and cultural attractions. The £300 million Dundee Waterfront project is set to transform, energise and connect the city to the waterfront, threading the city and the water together to create a special sense of place.

The Development Masterplan for the Waterfront area includes certain key components;

- the extension of the city centre's built form down to the waterfront
- the creation of a new grid iron street pattern based on the historical street pattern
- improved provision of facilities for walking, cycling & buses
- the reduction of the existing environmental effect of cars & parking
- the removal and replacement of some of the Tay Road Bridge vehicle ramps
- the creation of a pair of east/west tree lined boulevards to replace the existing inner ring road
- the formation of attractive sites for a variety of new mixed use developments
- the creation of a major new civic space & re-opened dock stretching from the Caird Hall to the river
- the provision of a regenerated rail station & arrival space at the western edge of the area

Dundee Waterfront has a wonderful estuary aspect but at the same time is a direct extension of the city centre providing virtually the only opportunity for future commercial development.

CURRENT DEVELOPMENTS

| | |
|-----------------|---|
| SEABRAES | Office Development. 27,370 sq ft & 9 fully serviced plots |
| RIVERSIDE DRIVE | Residential Development |
| WEST MARKETGAIT | Office & Leisure Development. 72,000 sq ft |
| VISION | Office Development 1001,151 sq ft |
| YEAMAN SHORE | Office & Leisure Development 27,663 sq ft |
| GELLATLY STREET | Leisure Development - Holiday Inn Express |
| DUNDEE ONE | Office Development 2 x 50,000 sq ft |
| CITY QUAY | Residential & Leisure Development |
| MERCHANTS QUAY | Residential Development |

Dundee Airport University of Dundee Dundee College University of Abertay Dundee Dundee Rail Station Dundee Port

MERCHANTS QUAY

CITY QUAY

YEAMAN SHORE

GELLATLY STREET

DUNDEE ONE

SEABRAES

VISION

RIVERSIDE DRIVE

WEST MARKETGAIT

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Key Developments



YEAMAN SHORE

Yeaman Shore

The first waterfront development to be marketed by Dundee City Council. Fully serviced site for Office & Leisure Development 27,663 sq ft

Contact:

e: waterfront@dundee.gov.uk

w: www.dundee waterfront.com



Scottish Enterprise Tayside



SEABRAES

Seabraes House

Developed by Foxdown properties in association with Scottish Enterprise Tayside Office Development 27,370 sq ft

Seabraes Yards

9 fully serviced plots available from Scottish Enterprise Tayside

Contact:

e: set.reception@scotent.co.uk

w: www.seabraesyards.com



INVESTMENTS LTD



WEST MARKETGAIT

West Marketgait

A development by Camlin Investments Ltd at West Marketgait/Nethergate Office & Leisure Development 72,000 sq ft & 114 bedroom licensed hotel

Contact:

e: atodd@g-s.co.uk

w: www.dundee waterfront.com



DUNDEE ONE

Dundee One

Dundee One will provide two modern, open plan Grade A office buildings Office Development 2 x 50,000 sq ft (one development pre-let)

Contact:

e: tallan@unicornpropertygroup.com

w: www.dundeeone.com



Key Facts about Dundee

- Dundee has been named one of the world's Top 7 "intelligent communities" for the 2nd year by a prestigious New York think tank
- Dundee has been named one of the top 15 most attractive cities for FDI by European Cities & Regions of the Future 08/09
- Regional Selective Assistance is available up to 15%
- Beneficial planning situation with early consultation to ensure quality and speedy decision making
- Dundee has a population 143,000 and a travel to work population of 300,000 within 30 minutes and 600,000 within 60 minutes drive
- 90% of Scotland's population lives within 90 minutes of the City
- City Centre airport with daily direct flights to London City
- Dundee has one of the highest student/population ratios 1:6 (the highest ratio of Scotland's 32 Local Authorities.)
- The City has 2 universities, Islamic & Arabic Centre and a college : University of Dundee, University of Abertay Dundee, Al-Maktoum Institute for Islamic & Arabic Studies and Dundee College which means over 40,000 students study in the city each year
- Dundee University was named Scottish University of the Year and Number one for teaching excellence in Scotland (Sunday Times University Guide).
- Scientists have voted Dundee University one of the world's most attractive workplaces in an international poll.
- The University of Abertay offers world-leading courses in computer arts and computer games technology and is ranked as the best university in Scotland for its environmental research.
- Local citizens (known as Dundonians) are amongst the friendliest, most the welcoming and most entertaining people you will meet. (Lonely Planet 2006)
- Dundee is the only Scottish city to be feature in the Here and Now edition of the board game Monopoly



DUNDEE waterfront



PROJECT PART-FINANCED
BY THE EUROPEAN UNION

Europe and Scotland
Making it **work** together

For further information contact:
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www.dundeewaterfront.com