

The Vision Building Greenmarket, Dundee

To-let - High quality accommodation office.

New Suites available from 198 sq m (2,131 sq ft)

Up to 765 sq m (8,236 sq ft)

- High quality accommodation available now
- Excellent on-site car parking
- Stunning internal features including spacious glass atrium

Suite 5 636 sq m (6,848 sq ft)

Suite 6 765 sq m (8,236 sq ft)
with subdivision possible

Suite 7 352 sq m (3,787 sq ft)

Suite 9 458 sq m (4,929 sq ft)

Suite 10 389 sq m (4,184 sq ft)



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 will be one of Western Europe's most extensive and transformative waterfront projects and one of Scotland's biggest waterfront regenerations. The project has been ranked as a UK Top 20 regeneration project. It will include a new outpost of the Victoria & Albert Museum which is expected to attract over 300,000 tourists per annum.

Dundee - The Location

Dundee has a population of approximately 140,000 people with a catchment of nearly 500,000 people within a 45 minute journey. The local economy is being driven by 2 universities, a world class teaching hospital at Ninewells and 2 Wellcome Research Centres, as well as a very strong bio-medical and digital arts sector. This strength in bio-medical research and digital media has led to Dundee being viewed as a Centre of Excellence in these growth areas.

Greenmarket - The Location

Facing on to the River Tay, the Greenmarket is a western extension to Dundee's principal office hub and links into the overall development masterplan for the Central Waterfront. Greenmarket is located on the western approach to Dundee, close to the railway, bus station, the Tay Road Bridge and is 5 minutes' drive to Dundee Airport. In addition, Greenmarket has direct access to the West End of Dundee, close to the University of Dundee and further on to Ninewells Hospital.

The area around Greenmarket has undergone comprehensive regeneration in recent years including the creation of the new Dundee Contemporary Arts Centre, the Sensation Science Centre and the development by Scottish Enterprise of District 10.

The Building

The Vision Building is a former mill building that has been extensively redeveloped to create a modern City Centre office building, whilst still retaining a feel of its historic use.

The building has a striking external appearance and several unique features including an impressive internal full height glass atrium with glassed back wall climber lifts.

The Vision Building provides 13 open plan office suites from 194 sq m (2,087 sq ft) to 1,523 sq m (16,394 sq ft). The building provides a combination of the following accommodation:

1. Conventional open plan office accommodation for standard office users which include good natural day lighting, excellent floor to ceiling height with the capability to install suspended ceilings and a modern specification throughout.
2. Accommodation for the digital media sector with lower levels of natural light to assist with PC/monitor use. Access into the Vision Building is via the main entrance at Greenmarket, as well as a separate access directly off Perth Road.

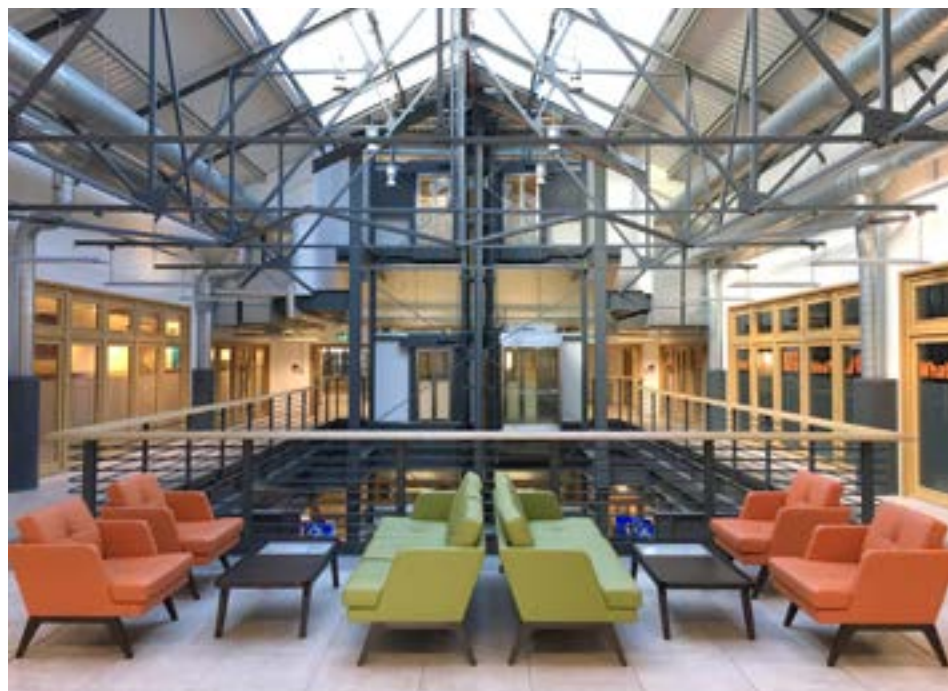
Parking

Car parking options available on request.

Specification

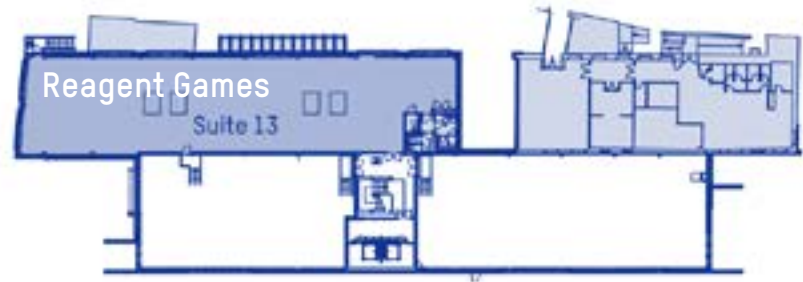
The Vision Building has been designed to provide high quality, modern office accommodation and the following specification is provided:

- High quality finishes and design
- Efficient and flexible floorplates
- 2 x 13-person glass lifts
- Light and spacious atrium
- Raised access floor with up to 400mm void
- Electricity: 3 phase metered supply to each suite
- Telecoms: 4 incoming duct points with six 150mm diameter ducts at each entry point
- Full disabled access
- 24 hour access and security monitoring, including CCTV



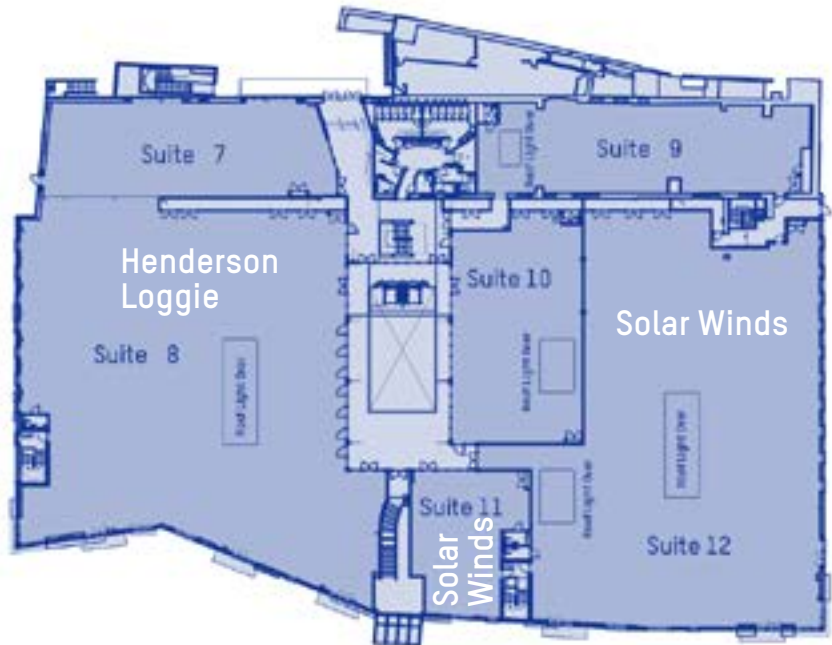
Second Floor

| Suite No | sq m | sq ft | Status |
|----------|------|-------|--------|
| Suite 13 | 527 | 5,668 | Let |



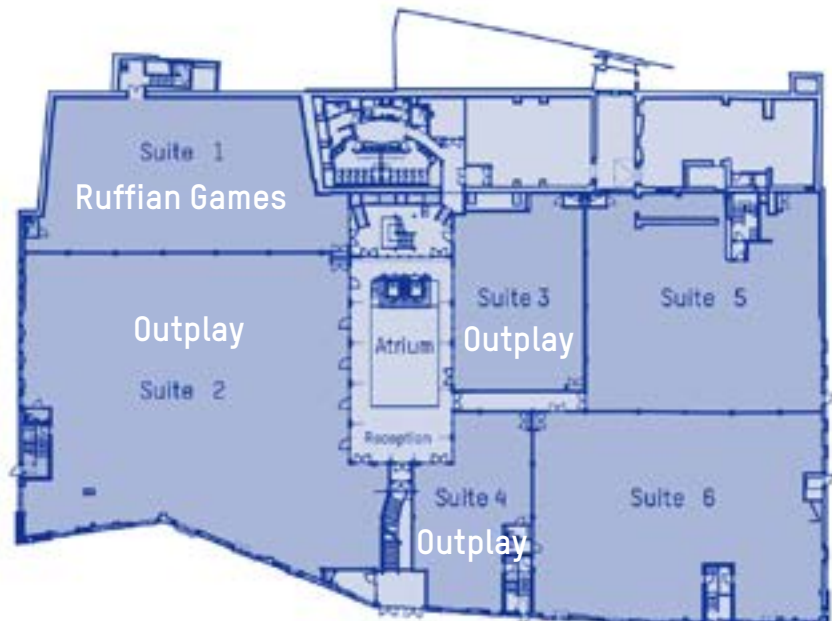
First Floor

| Suite No | sq m | sq ft | Status |
|----------|-------|--------|--------|
| Suite 12 | 1,404 | 15,114 | Let |
| Suite 11 | 194 | 2,087 | Let |
| Suite 10 | 389 | 4,184 | Vac |
| Suite 9 | 458 | 4,929 | Vac |
| Suite 8 | 1,523 | 16,394 | Let |
| Suite 7 | 352 | 3,787 | Vac |



Ground Floor

| Suite No | sq m | sq ft | Status |
|----------|-------|--------|--------|
| Suite 6 | 765 | 8,236 | Vac |
| Suite 5 | 636 | 6,848 | Vac |
| Suite 4 | 248 | 2,670 | Let |
| Suite 3 | 321 | 3,450 | Let |
| Suite 2 | 1,266 | 13,621 | Let |
| Suite 1 | 573 | 6,163 | Let |





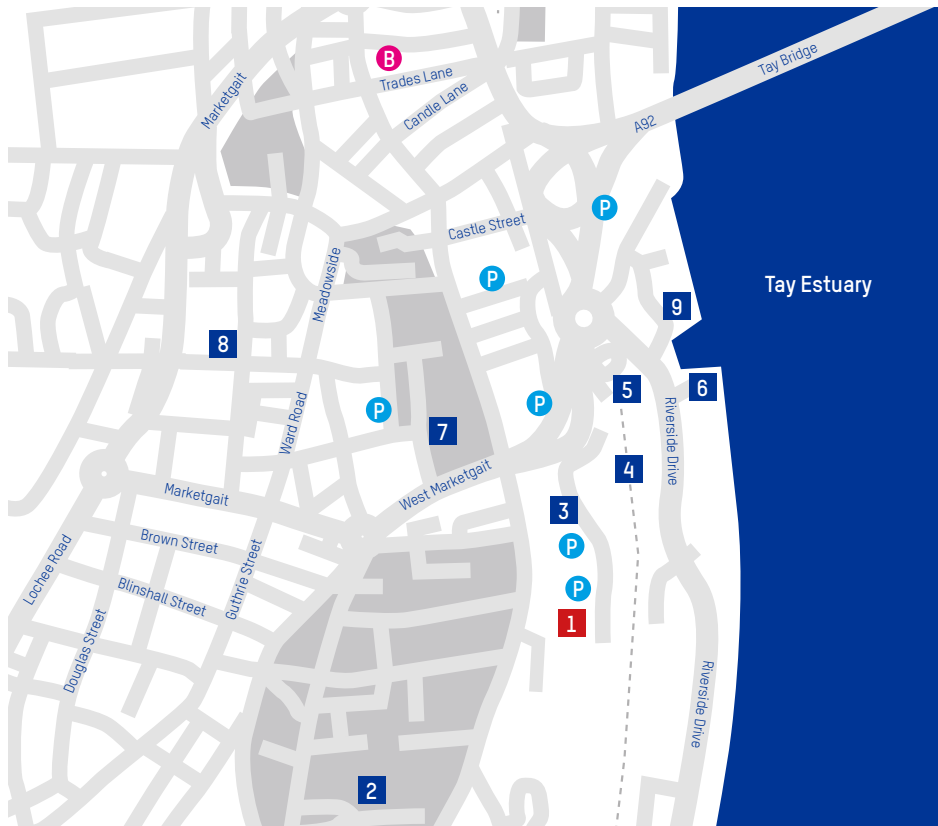
Local Occupiers

- 1 STV, TAG Games, TA Millard
- 2 Secretary of State for Environment & Transport
- 3 Scottish Enterprise
- 4 Education Scotland, Graham & Sibbald
- 5 Thorntons
- 6 Lloyds Banking Group
- 7 Alliance Trust

- 8 Blackadders
- 9 Dundee City Council
- 10 University of Dundee

Amenities

- A Tesco Superstore
- B Dundee Science Centre
- C DCA (Dundee Contemporary Arts)
- D Malmaison Hotel
- E Overgate Shopping Centre
- F Dundee Rep Theatre
- P Parking



- 1 Vision Building
- 2 University of Dundee
- 3 Secretary of State for the Environment and Transport
- 4 Scottish Enterprise Tayside, Scottish Executive
- 5 Railway Station
- 6 Discovery Point
- 7 Overgate Centre
- 8 University of Abertay
- 9 V&A
- Car Parks
- Bus Station

Sat Nav DD1 4QB

The Vision Building

Greenmarket, Dundee

Lease Term

The accommodation is available on a flexible lease term tailored to suit the tenant's requirements. The quoting rent is available from the letting agents.

Rateable Value

The property has been entered in the valuation roll and can be viewed at www.saa.gov.uk by entering the postcode DD1 4QB.

Service Charge

An ingoing tenant will be liable for a service charge for the maintenance and upkeep of the common parts of the building.

Viewing & Further Information

Graham & Sibbald

1 Greenmarket, Dundee, DD1 4QB
Tel: 01382 200064

Andrew Dandie andrew.dandie@g-s.co.uk

Garth Davison garth.davison@g-s.co.uk

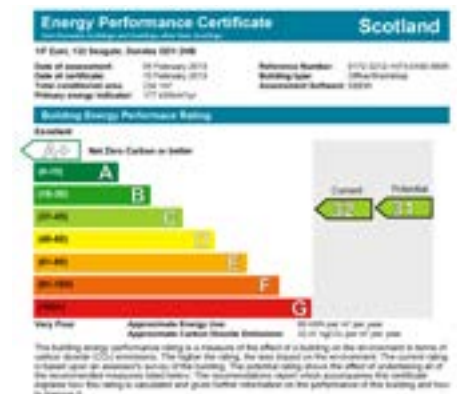


Westport Property

3 Old Hawkhill, Dundee DD1 5EU
Tel: 01382 225517

Fergus McDonald

fergus@westportproperty.co.uk



The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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