OUTSTANDING
GRADE A
OFFICE SPACE
IN SCOTLAND’S
NEW CAPITAL
OF COOL
Simply Stunning

Outstanding new Grade A offices to let on Dundee Waterfront overlooking the V&A Dundee - Scotland's first design museum - with panoramic view over the River Tay.

Exceptional Value

Property costs - c. 40% less than equivalent space in Edinburgh, Glasgow and Aberdeen.
The Earl Grey Building is located opposite the newly opened state-of-the-art Dundee railway station, to the west of Slessor Gardens and immediately north of the new V&A Dundee.

The new Grade A office development provides an attractive ground floor reception with five upper floors of open plan office accommodation along with two retail / restaurant units at ground floor level.
Space to Create

The highly flexible, virtually column free floor plates provide inspirational space and a blank canvas allowing occupiers the opportunity to create the environment that works best for their business.

Ground Floor

Typical Floor

Schedule of Accommodation

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifth</td>
<td>11,474</td>
<td>1,066</td>
</tr>
<tr>
<td>Fourth</td>
<td>11,474</td>
<td>1,066</td>
</tr>
<tr>
<td>Third</td>
<td>11,474</td>
<td>1,066</td>
</tr>
<tr>
<td>Second</td>
<td>11,474</td>
<td>1,066</td>
</tr>
<tr>
<td>First</td>
<td>11,474</td>
<td>1,066</td>
</tr>
<tr>
<td>Ground / Reception</td>
<td>1,087</td>
<td>101</td>
</tr>
<tr>
<td>Total</td>
<td>58,457</td>
<td>5,431</td>
</tr>
</tbody>
</table>

Ground Floor Unit 1 2,616 243
Ground Floor Unit 2 5,285 491
Total 66,358 6,165

Car Parking Spaces: 29
“Dundee - one of the hottest cities in the world right now”

Dundee 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 city is located approximately 22 miles 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.

Dundee benefits from having a main rail station on the UK East Coast Line which has a passenger footfall of approximately 1.8 million each year. The city also has an excellent motorway network, regional airport and is a significant cruise ship destination.

The Earl Grey Building forms part of the extensive £1 billion transformation of Dundee Waterfront which comprises approximately 240 hectares of development land stretching 8km alongside the River Tay together with the V&A 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 Dundee is housed in a world-class building at the heart of the Dundee Central Waterfront area and opened in September 2018.
A Connected Destination

With its central location and exceptional e-connectivity, Dundee is ideally situated to support your business.

Businesses are easily connected to Aberdeen, Edinburgh, Glasgow, Inverness and beyond to London. Dundee has excellent rail and air connections. The newly opened state-of-the-art Dundee railway station is directly opposite The Earl Grey Building and Dundee Airport is a short 5 minute drive away.

Travel Times

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>RAIL</th>
<th>DRIVE</th>
<th>BUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edinburgh</td>
<td>1 hr 5 mins</td>
<td>1 hr 23 mins</td>
<td>1 hr 30 mins</td>
</tr>
<tr>
<td>Glasgow</td>
<td>1 hr 20 mins</td>
<td>1 hr 36 mins</td>
<td>1 hr 50 mins</td>
</tr>
<tr>
<td>Aberdeen</td>
<td>1 hr 10 mins</td>
<td>1 hr 21 mins</td>
<td>1 hr 15 mins</td>
</tr>
<tr>
<td>Stirling</td>
<td>49 mins</td>
<td>1 hr 7 mins</td>
<td>1 hr 31 mins</td>
</tr>
<tr>
<td>Perth</td>
<td>21 mins</td>
<td>32 mins</td>
<td>30 mins</td>
</tr>
<tr>
<td>St Andrews</td>
<td>15 mins</td>
<td>27 mins</td>
<td>30 mins</td>
</tr>
</tbody>
</table>

Fly to London Stansted in 1 hour 50 mins from Dundee Airport which is less than 2 miles from the City Centre

- Trains to Edinburgh every 30 minutes and regular rail services to Glasgow and Aberdeen
- Direct trains to London in under 6 hours
- Maximum drive time between points within the city: 20 minutes
- Edinburgh International Airport is a 1 hour drive away
- The Port of Dundee: a thriving commercial port and a growing cruise ship destination
- The city's bus network offers comprehensive real-time information
- The Green Circular, a signposted 27 mile route around the entire city, mostly off-road
Dundee – Scotland’s ‘sunniest city’ – is a dynamic city with a remarkable history and an exciting future, driven by the development of Dundee Waterfront and a wave of investment that is transforming the economy. The Tay region is an area famous for offering an outstanding quality of life.

- **Recognised Excellence in Academia and Research**
  Two world-class universities in the city and University of St. Andrews within a 25 minute drive.

- **UK’s Highest Average Broadband Speeds**
  99% access to super-fast broadband.

- **One of the Highest Student Population Ratios in the UK**
  At 1:5, with 50,000 studying within 30 minutes of the city.

- **UK’s First UNESCO City of Design**
  Joining their Creative Cities Network of global cities including Seoul, Kobe, Montreal, Singapore, Shenzhen, Berlin, Buenos Aires, Helsinki, Bilbao and others.

- **A Globally-Recognised Reputation for Teaching and Research**
  In areas as diverse as biotechnology and computer gaming.

- **City Population of 148,270**
  With approximately 306,300 people living in a 30 minute drive time of the city. (2017 Ordnance Survey)
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Useful Links

Dundee City Council
www.dundee.com
www.dundeewaterfront.com

Scottish Enterprise
www.scottish-enterprise.com

Scottish Development International
www.sdi.co.uk

Skills Development Scotland
www.skillsdevelopmentscotland.co.uk

University of Dundee
www.dundee.ac.uk

Abertay University
www.abertay.ac.uk

University of St Andrews
www.st-andrews.ac.uk

Regional Selective Assistance (RSA)
RSA is a discretionary grant available for business available for businesses who want to develop a project in Scotland.

www.scottish-enterprise.com/services/attract-investment/regional-selective-assistance/overview