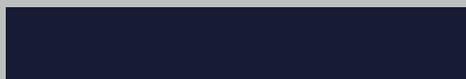
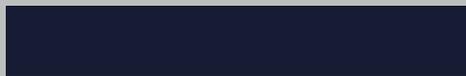


DUNDEE  
ONE







# A NEW HIGH WATERMARK



Dundee has come a long way, but 'Scotland's coolest city' is just getting started. A major waterfront regeneration ten years in the making and the flagship V&A museum are putting Dundee firmly on the map. Now it's time for Dundee's first Grade A office space to complete the picture.

Dundee One is a landmark building set amid the Dundee Central Waterfront, the focal point for the city's 30-year regeneration project.

Dundee One is a bright, architecturally striking building with impeccable credentials, designed to appeal to organisations seeking a statement address in a Scottish city that's going places.

# MAP OUT YOUR DOMAIN



Not only is it spacious, it's also highly adaptable. Dundee One provides a wealth of options for forward-thinking organisations looking for a base in central Scotland.

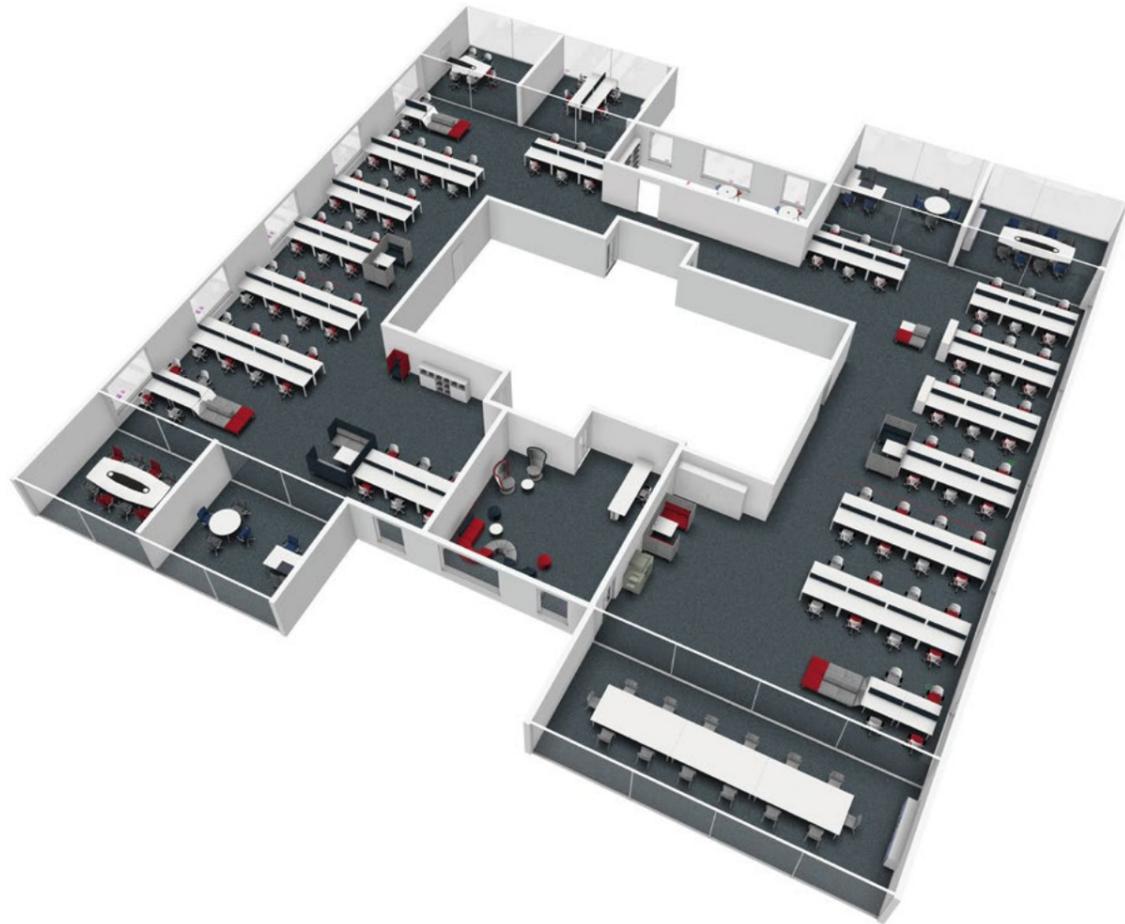
Whether you need an open plan office or prefer a more compartmentalised layout, Dundee One has the full flexibility to accommodate your office requirements. Tenants can benefit from a total floor space of 22,000 square feet, which can be dissected just as you like it. Floor space options range from 2,500 sq ft to 10,681 sq ft, catering for a wide range of requirements.

Each floor can be divided for up to four tenants, creating a dynamic business hub that's unparalleled in Dundee. Our rigorous floor planning practices in accordance with RCIS standards means we have mapped out how these spaces could be ideally configured for a variety of tenants, from professional service companies to public sector organisations and financial service businesses.



# FLOORPLANS

## FLOORPLAN ONE



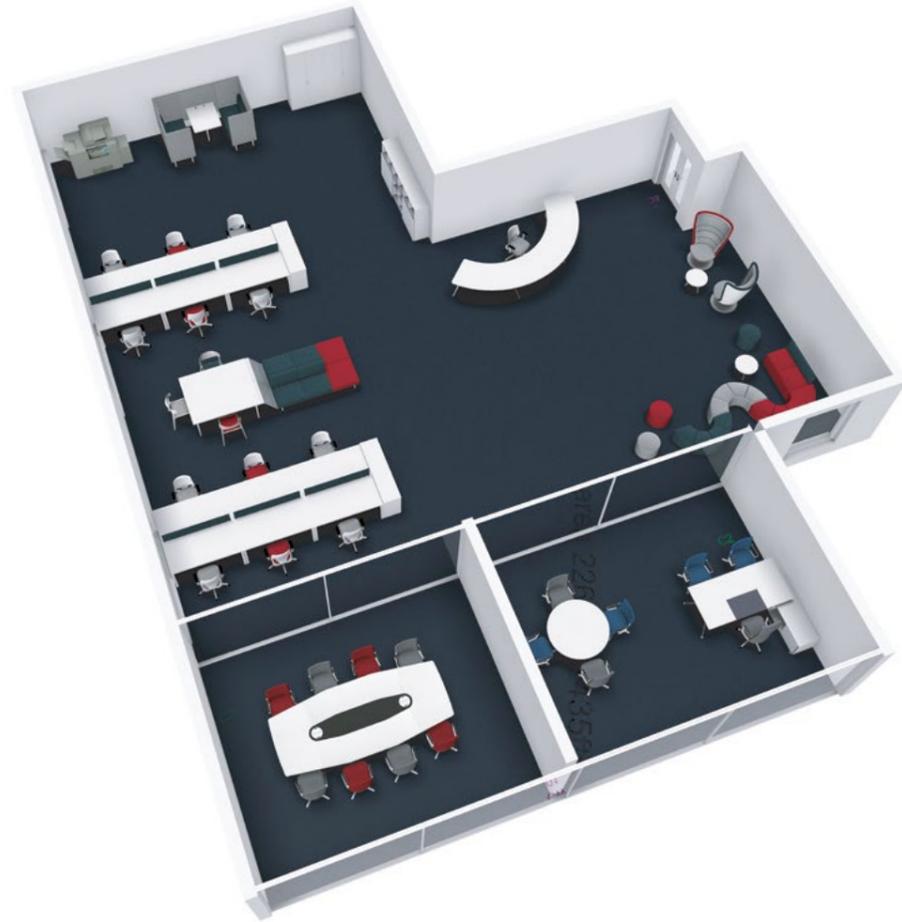
|                                  |                                  |
|----------------------------------|----------------------------------|
| <b>Net Internal Area</b>         | <b>10,900 sq ft (1,012 sq m)</b> |
| Cellular Offices                 | 3                                |
| Open Plan Workstations           | 104                              |
| Receptionists                    | 1                                |
| <b>Total Workstations</b>        | <b>106</b>                       |
| <b>Meeting Rooms</b>             | <b>Seats</b>                     |
| 1 x 5 Seat Meeting Room          | 5                                |
| 2 x 8 Seat Meeting Room          | 16                               |
| 1 x 14 Seat Meeting Room         | 14                               |
| <b>Total Meeting Rooms: 4</b>    | <b>35</b>                        |
| <b>IPR per Total Workstation</b> | <b>103 sq ft (10 sq m)</b>       |

## FLOORPLAN TWO

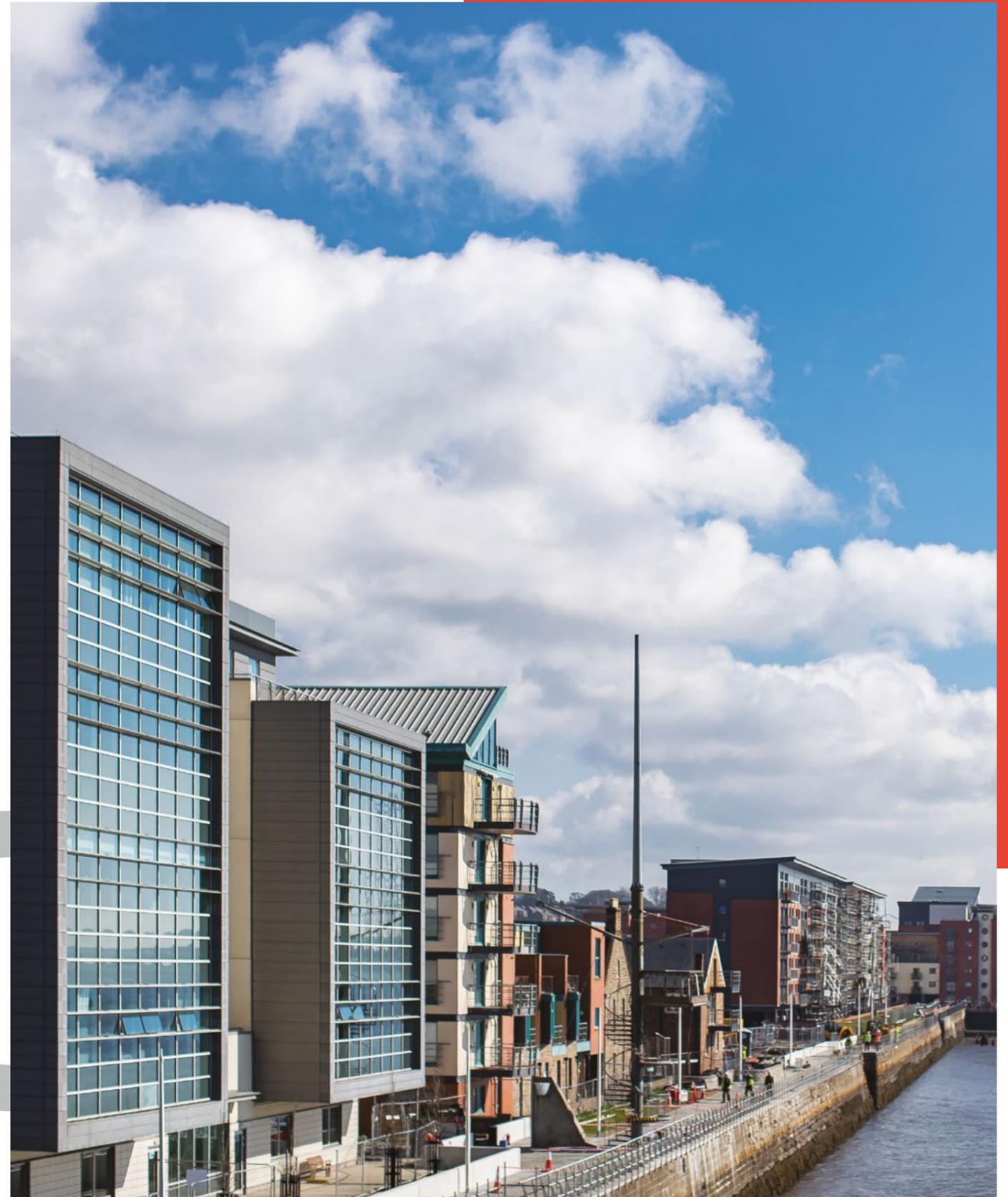


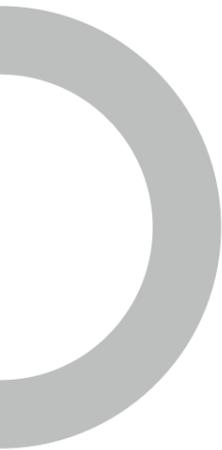
|                                  |                               |
|----------------------------------|-------------------------------|
| <b>Net Internal Area</b>         | <b>5,075 sq ft (468 sq m)</b> |
| Cellular Offices                 | 1                             |
| Open Plan Workstations           | 27                            |
| Receptionists                    | 1                             |
| <b>Total Workstations</b>        | <b>29</b>                     |
| <b>Meeting Rooms</b>             | <b>Seats</b>                  |
| 1 x 5 Seat Meeting Room          | 5                             |
| 1 x 8 Seat Meeting Room          | 8                             |
| 1 x 4 Seat Meeting Room          | 4                             |
| <b>Total Meeting Rooms: 3</b>    | <b>17</b>                     |
| <b>IPR per Total Workstation</b> | <b>175 sq ft (16 sq m)</b>    |

# FLOORPLAN THREE



|                                  |                               |
|----------------------------------|-------------------------------|
| <b>Net Internal Area</b>         | <b>2,435 sq ft (226 sq m)</b> |
| Cellular Offices                 | 1                             |
| Open Plan Workstations           | 13                            |
| Receptionists                    | 1                             |
| Total Workstations               | 15                            |
| <b>Meeting Rooms</b>             | <b>Seats</b>                  |
| 1 x 5 Seat Meeting Room          | 8                             |
| <b>Total Meeting Rooms: 1</b>    | <b>8</b>                      |
| <b>IPR per Total Workstation</b> | <b>162 sq ft (15 sq m)</b>    |

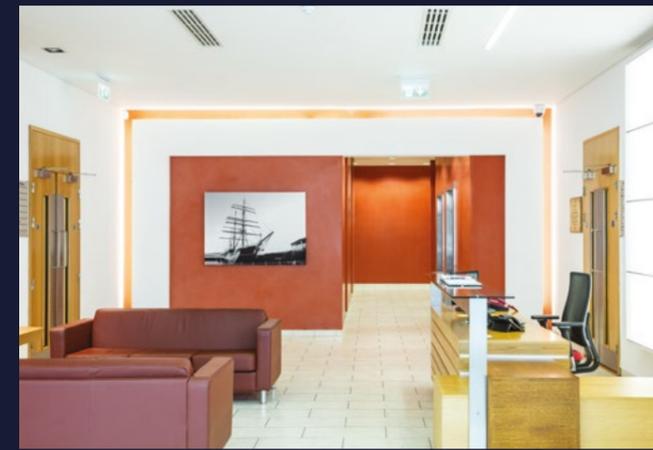




However you choose to configure your space, you can enjoy a bright, welcoming office bathed in natural light, with communal areas which stimulate a free flow of movement.

This landmark contemporary office building is situated on the banks of the River Tay, commanding wonderful views of the landscape from all angles.

Wide walls of windows make the most of the reflections from the river, city views and the sky, creating an environment that's bright, open, clear and inspiring.



# BRIGHT PROSPECTS





It's hard to imagine a more perfect place for Dundee's one and only Grade A office building.

Directly on the Waterfront, just minutes from the Tay Road Bridge, Slessor Gardens, the new Dundee Railway Station, the V&A and the compact city centre itself. Dundee Airport is just a 10-minute drive away with regular direct flights to London Stansted, making international connections a breeze.

Dundee's centrality makes it easy to reach all of the key business hubs in Scotland, with Aberdeen and Inverness in the north and Glasgow and Edinburgh to the south.



# THE WAY OF THE TAY



Dundee One commands a prime location on the revitalised Dundee Waterfront.

In fact, nearly half of Scotland's population lives within a 60-mile radius of Dundee, giving any business here a clear advantage when it comes to recruiting top talent. No wonder that Stephen Fry described Dundee as 'about as ludicrously ideal as any setting could be.'

- 01 Apex Hotel
- 02 Holiday Inn
- 03 City Quay
- 04 Gallagher Retail Park
- 05 V&A Museum
- 06 RRS Discovery Quay
- 07 Discovery Point
- 08 Premier Inn
- 09 Dundee Train Station
- 10 Caird Hall
- 11 City Chambers
- 12 Overgate Shopping Centre
- 13 McManus Gallery
- 14 Wellgate Shopping Centre
- 15 Slessor Gardens



Train times taken from Scotrail  
Road distances taken from Google Maps



There's no better time to put down roots in Dundee. The Waterfront's burgeoning regeneration, the third biggest project in Britain and Scotland's largest to date, will see a raft of new homes, shops, cafes, hotels, bars and restaurants lining the Tay, attracting discerning professionals who want to work in a place which complements their lifestyle.

Dundee enjoys more hours of sunshine than any other city in Scotland, while the surrounding Tay region, with its abundance of charming towns and fishing villages dotting the east coast, provides a quality of life few regions can match.

The icing on the cake comes in September 2018 with the opening of the new Victoria and Albert Museum of Design on the Waterfront, enhancing the city's already rich cultural offering and cementing its designation as the UK's first UNESCO City of Design.



# PRIMED FOR DESIGN



# WHERE HERITAGE MEETS INNOVATION



Dundee has a long history of enterprise and excellence, being home to two leading universities, including the University of Abertay with its world-renowned centre for computer arts, and Ninewells Hospital, one of Europe's largest and most prestigious biotech and medicine research facilities.

Dundee is also set to become a key hub for the oil and gas decommissioning industry, thanks to a major recent investment at Forth Ports, while the Chinese Ocean Engineering Shanghai Company (COES) plans to open their UK headquarters in the city, indicating the huge potential for future investment.

Dundee is a city built on a proud maritime and industrial heritage, but with a sharp eye on the future. The city is a globally recognised biosciences hub, not to mention having the fastest broadband speeds in the country. Maybe that's why Dundee keeps winning plaudits from those in the know. GQ Magazine called it 'the coolest little city in the UK' in 2015 and Bloomberg featured it in 'Where to go in 2018', their selection of the top 22 destinations worldwide.

The Waterfront development has set Dundee buzzing with a new energy which is only set to build momentum. The £1 billion regeneration project will transform the area, creating 7,000 jobs, boosting investment and attracting visitors from near and far.



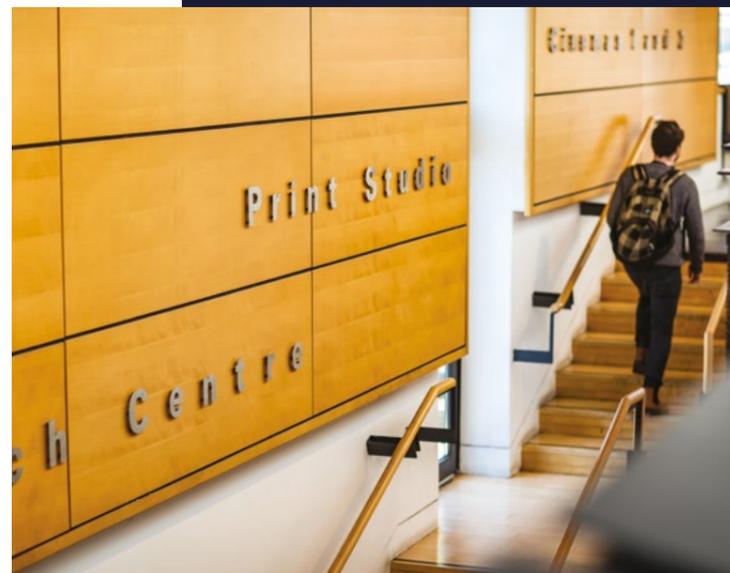
# PUTTING CULTURE

# FIRST

Scotland's first dedicated design museum, the Victoria & Albert Museum, opens in September 2018. The V&A's arrival is the outcome of a strategy to put the arts at the heart of Dundee's regeneration plans, building on the city's long-established cultural clout.

Duncan of Jordanstone College, now part of Dundee University, was already one of Europe's most renowned art schools, Dundee Rep was home to Scotland's only permanent repertory theatre company and Abertay University was the first university in the world to offer degree courses in computer gaming arts.

Over the past twenty years the city has steadily grown its cultural offering. This started with the opening of Dundee Contemporary Arts in 1999, after which saw the refurbishment of the McManus Gallery and the Verdant Works, which tells the story of Dundee's industrial textile heritage.



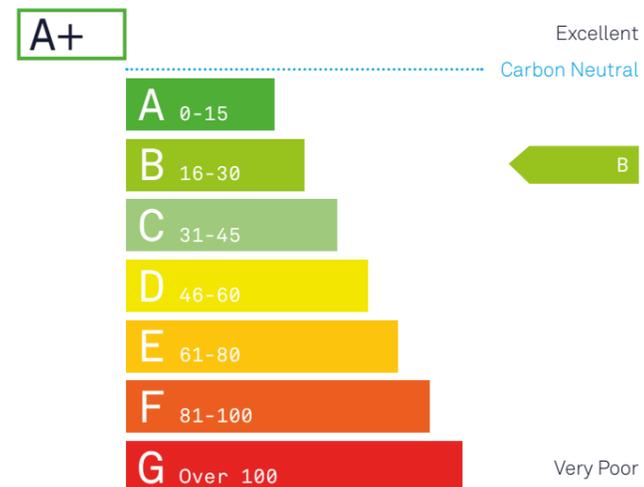
# PEAK PERFORMANCE

This bold new building is highly energy efficient too, with a BREEAM energy rating of 'Excellent', thanks to features such as the state-of-the-art cooling system which provides optimum climate control year-round.

The highest specifications and sustainable building practices have been applied to Dundee One, to produce a working environment fit for purpose for decades to come. This flows on to the shared spaces with elegant lift lobbies and reception. Some key features include a welcoming reception area, lift lobbies lined with luxury carpets, and accessible bathrooms with unisex showers and designer sanitary ware.

Recognising that increasing numbers of people relish the health benefits of cycling to work, the building has been designed with this in mind, with showers on every floor, drying facilities and a wealth of prominent cycling spaces.

## Energy Performance Asset Rating



## Structure

- Open plan offices column free apart from four internal columns
- Structural Grid: 6m x 12m
- Planning Grid: 1.5m x 1.5m

## Reception

- Entrance lobby/reception floor finished in large format porcelain tiles on an insulated heated floor with matching tiled skirtings
- Wall in front of the reception desk has full height oak panels with stainless steel edging and oak shelves
- Wall to the rear of the desk finished with a backlit Barisol
- High quality spot and concealed cathode lighting

## Lift Lobbies

- Ground floor finished in high quality porcelain tiles on an insulated heated floor
- First to fourth floor with luxury carpet finish
- Satin stainless steel architraves and surrounds
- Ceilings with recessed energy-efficient downlighters

## Lifts

- Two 10-12 person passenger lifts are provided with a design speed of 1.6 m/s
- Quality finishes and tiling to reflect the lobbies and reception areas
- Fully DDA compliant

## WCs and Showers

- Separate male and female toilets with a unisex shower and accessible WC on each floor
- High quality finishes with branded designer sanitary ware
- Fully DDA compliant

## Occupancy

- 1 person per 10m<sup>2</sup>

## Floors

- Fully accessible raised access floors with a clear 395mm void zone with galvanised sheet steel encased panels
- Floor loading 4KN plus 1kN/m<sup>2</sup>

## Ceilings

- High quality perforated metal ceiling panels
- Ground floor office ceilings provide a clearance of 3.2m above FFL with 2.7m to the remaining floors

## Heating and Cooling

- Heating and comfort cooling provided throughout by a displacement ventilation installation with perimeter heating
- Fresh air and extract ventilation provided throughout
- The mechanical services for the office are designed to satisfy the following criteria:
  - Summer External Temperature 26°C
  - Winter External Temperature - 4°C
  - Office Internal Temperature 24°C for 95% of occupied time

## Fresh Air

- Min 12 litre/s per person
- Risers are provided for future tenant's retrofit to a full air condition system

## Lighting

- Lighting provided throughout office areas by modular high frequency fluorescent luminaires to provide an average light level of 450 lux in accordance with CIBSE LG7
- A microprocessor-based lighting control system is provided and can be customised to suit future space planning requirements



## Power

- Small power is designed to provide 15 Watts/m<sup>2</sup>
- Tenants' distribution boards provided to allow future underfloor power installation up to 15W/m<sup>2</sup>

## Cabling

- Sized for 35W/m<sup>2</sup> to allow for future tenant upgrade
- Electrical services within office floors are designed to allow each floor to have four separate utility electrical meters
- Dedicated data space provided on each floor
- Incoming data ducts provided at two diverse locations
- Containment provided at entrance doors to all office floors to facilitate future tenants' security fit-out
- A new LV incoming power supply is provided to serve the building

## Fire Alarms

- An addressable fire alarm and detection system is provided to L2 standard

## Telecommunications

- Flexible space within risers for tenant telephony installation

## Car Parking

- The building enjoys 20 car parking spaces, two of which are for disabled users and with provision for 48 cycle spaces. Additional car parking can be arranged close by
- Parking ratio 1:2500 sq ft

## Security

- Fixed CCTV cameras provided to cover the external entrance and the main entrance foyer
- Monitoring and recording equipment shall be located within the reception desk
- PIR detection shall be provided to cover all ground floor office elevations
- Glass break dual tec detectors shall be provided within the entrance foyers to detect any breaking glass
- Electronic door access shall be provided at the entrance foyer

## Externals

- Granite setts to the parking bays south of the office, permeable paving to the parking bays to the west of the office, conservation paving and setts to surround remainder
- Feature Heritage gate posts and lighting columns at West Victoria Dock Road entrance
- Trees planted next to the footpaths to all four sides of the office
- Roof terrace on top level with panoramic views over Dundee and River Tay

## Window Cleaning

- Cleaning from inside the building as the windows have been specified with a tilt and turn opening mechanism
- All curtain walling is to be cleaned externally from mobile platforms

# CONTACT



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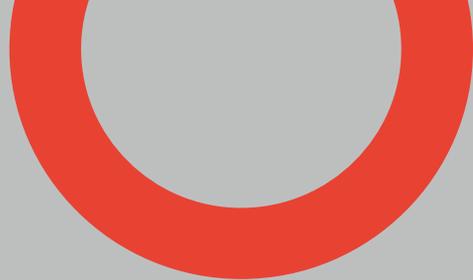
01382 305 011  
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[www.dundeeone.com](http://www.dundeeone.com)

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[www.dundeeone.com](http://www.dundeeone.com)