waters edge



WATER'S EDGE

11 Office Suites from 800 sq ft - 2,000 sq ft

only £18.50/ft^2 +vat

Water's Edge, Camperdown Street, Dundee, DD1 3ND 07782 637 420 www.watersedgedundee.co.uk info@tayforth.com

waters edge



The perfect waterside space for your business to thrive

The workplace reworked right in the heart of Dundee. From offices accommodating 50 people through to co-working desks.

only
£18.50/ft²
+vat

WHY WATER'S EDGE?

At Water's Edge we asked ourselves how working environment impacts on creative thinking and productivity?

How much easier would it be to focus on the task in hand with a supply of fresh, clean air flowing through your open plan workspace, at just the right temperature? What if the broadband was ultra-fast? Would blue-sky thinking come easier if you had your own waterside terrace? And wouldn't it be great if there were other like-minded teams and individuals sharing the building and generating a creative community spirit? Would full management of the building and a calendar of exciting industry and public events to fire imagination be too much to ask?

That all sounded ideal to us - so we're building it for you right in the heart of the city.

From offices accommodating 50 people through to co-working desks, you'll find the perfect flexible workspace for your business to thrive here. It's the workplace, reworked.

Get in touch today for more information

info@tayforth.com

All illustrations are architect's impressions. Published 22/01/2018.



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Facilities & Rates

RENT

£18.50 per square foot +vat

PARKING

Available on a leased basis

SERVICE CHARGE

£TBC

- Heating/cooling
- Office cleaning
- Window cleaning
- External cleaning
- H&S inspections
- Water testing
- Building Insurance
- Security/CCTV monitoring
- External/Estate landscape and maintenance
- Refuse disposal

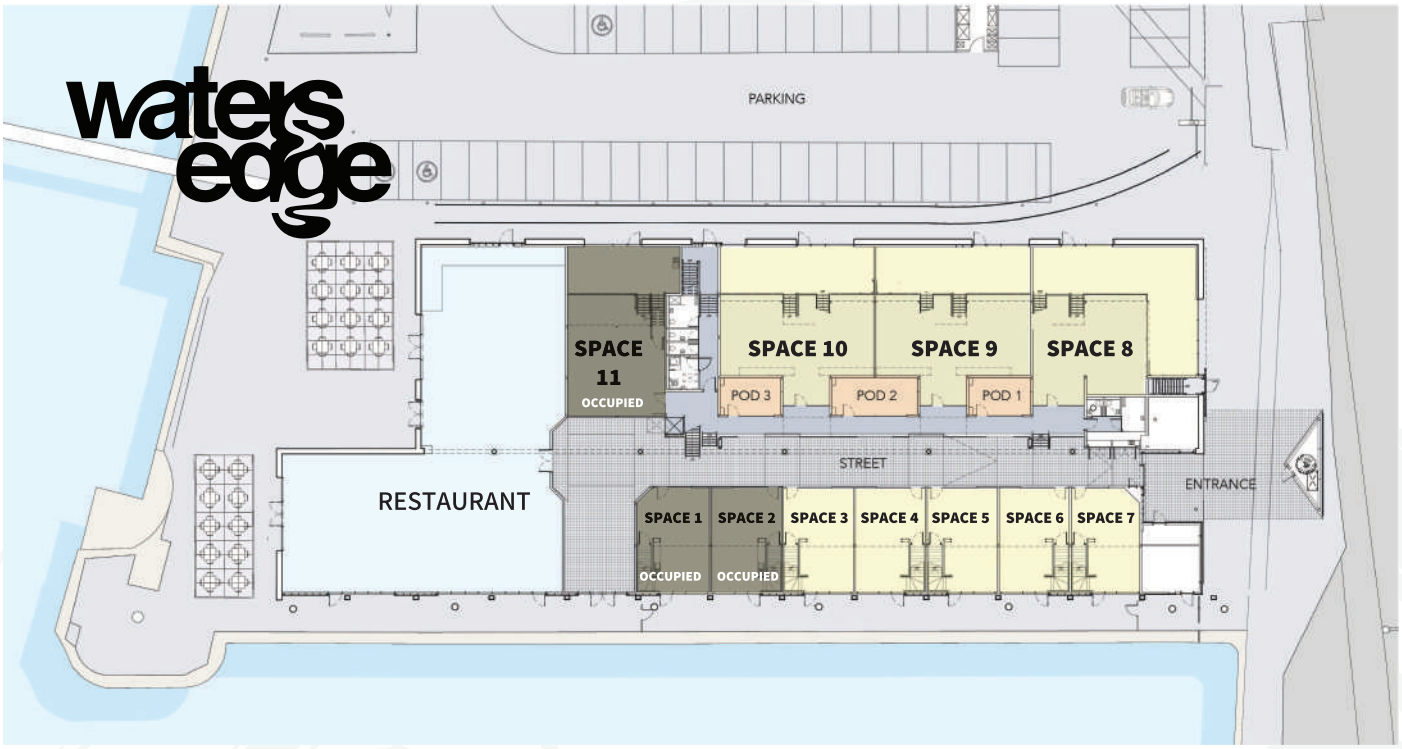
DATA RATE

Data capacity	Contended p/a	Uncontended p/a
10Mbps	free	
50Mbps	£600	£2,500
100Mbps	£1,000	£3,600
500Mbps	£3,000	£7,500
1Gbps	£6,000	£13,500

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Availability

Offices / Units £18.50 per sqft	Size	Availability
SPACE 1*	850.35 sqft	Occupied
SPACE 2*	834.20 sqft	Occupied
SPACE 3*	834.20 sqft	Available
SPACE 4*	834.20 sqft	Available
SPACE 5*	834.20 sqft	Available
SPACE 6*	834.20 sqft	Available
SPACE 7*	808.37 sqft	Available
SPACE 8	2362.68 sqft	Available
SPACE 9	2335.77 sqft	Available
SPACE 10	2335.77 sqft	Available
SPACE 11	1937.50 sqft	Occupied

*RATE RELIEF

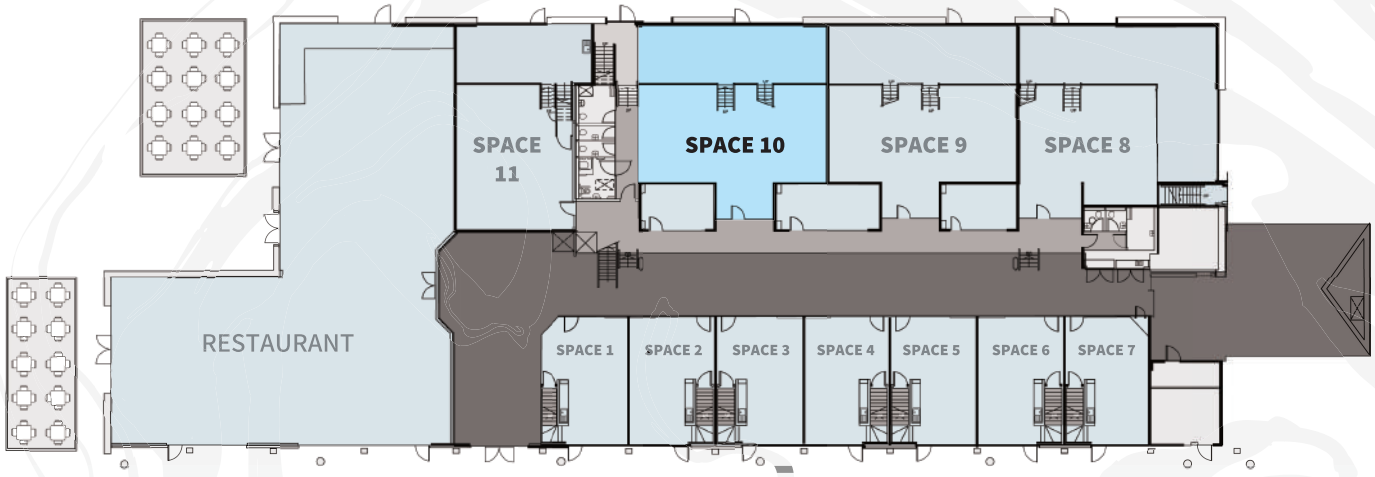
Rateable values below **£15,000** qualify for **100% RATE RELIEF**

Estimated Rateable Value by application of the Assessor's 2017 Revaluation Office Property Scheme of Valuation. Small Business Bonus Scheme relief may be available depending on the circumstances of the ratepayer. **100% relief is available to qualifying occupiers on properties with a Rateable Value of £15,000 or less.** This relief reduces to 25% for properties with a Rateable Value of between £15,001 and £18,000, and 25% relief is also available to the ratepayer on each property with a Rateable Value of £18,000 or under if the cumulative Rateable Value of all their properties in the country is £35,000 or under. Any new occupier will have the right to appeal this rating assessment.

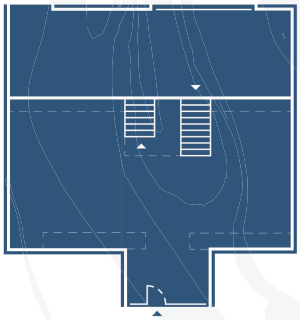
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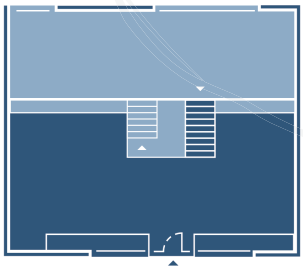




SPACE 10



Ground Floor



First Floor

AREA
2,336ft^2

CAPACITY
45 people

RENT
£18.50/ft^2 +vat

AVAILABILITY
Vacant

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ABOUT DUNDEE



Dundee offers a thriving business community, a vibrant social life and a discernible buzz for those with entrepreneurial spirit.

The waterfront in particular has seen significant investment in recent years, turning the area into a hub for a diverse range of organisations. The city's £1bn waterfront regeneration covers around 8km of land along the River Tay.

Dundee offers extensive transport links, with the city's mainline station sited close to the formers docks and an airport just 3km from the city centre. In recent times, Dundee has become increasingly popular with tourists, thanks in part to landmarks such as the RRS Discovery, Broughty Castle and a plethora of acclaimed art galleries and museums.

The city has long been associated with the advancement of business, and it continues to set the pace for others to follow. With the development of Water's Edge, the future looks exceedingly bright.

TRANSPORT

Dundee's railway station is just a short walk from Water's Edge. It's located on the East Coast Main Line, with direct trains to and from Edinburgh, Glasgow, Newcastle and London. A range of bus routes pass the waterfront area. The city also has its own airport, which is located just 4km from Water's Edge. For motorists, the main A90 offers a fast route to the M90 and the rest of Scotland's motorway network.

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