



Dundee business hub ready for launch at Water's Edge

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Dundee's Water's Edge development is part of a £1 billion regeneration project
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A multimillion-pound business hub developed by two of Scotland's leading entrepreneurs will open to its first tenants next year.

Water's Edge in Dundee is part of the city's £1 billion waterfront regeneration project that also includes the V&A museum.

Chris van der Kuyl, chairman of Entrepreneurial Scotland, and Paddy Burns, his long-term business partner, are behind the office development. The two run 4J Studios, the software group that converts the popular *Minecraft* computer game for use on consoles such as the Playstation and Xbox.

Attractive commercial space is regarded as a key part of Dundee's ambition to improve its business facilities and draw more entrepreneurs to the city. Water's Edge, which is being developed by Tayforth Properties, set up by Mr van der Kuyl and Mr Burns, is a revamped category B listed 19th century warehouse overlooking the proposed site of the City Quay marina.

Mr van der Kuyl said: "We thought it would be nice to have something a bit different for 4J. When we dug into it, we found this last derelict shed that was undeveloped and had permission to be developed into offices.



"We thought it was incredible but was about ten times too big for 4J. But Paddy and I just thought we could do something with it."

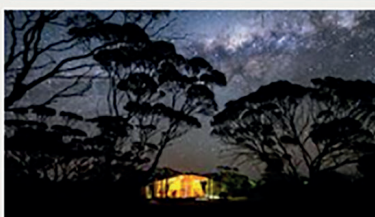
The updated building will have space for 11 companies, as well as several shared working options, including "hot desks" and meeting rooms that can be booked by the hour. The offices will support about 300 jobs, with the facility's restaurant expected to add dozens more. The building's layout includes a central open-plan street where people can hold informal meetings.

4J Studios will move its 20 Dundee staff into the building and Mr van der Kuyl expects about half the space to be rented by the time the site opens in the first quarter of next year. An operator for a 300-cover restaurant on the site is expected to be announced in January.

Mr van der Kuyl said: "We have a few major businesses we are in final negotiation with. Some of those want to be in the shared workspace to be part of the community rather than having their own office.

"What is interesting is we are getting as many enquiries from outside the city as inside it."

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