

waters  
edge



## **WATER'S EDGE**

11 Office Suites from 800 sq ft - 2,000 sq ft  
only £22.20/ft<sup>2</sup> +vat



# 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.

## 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@chromadevelopments.com](mailto:info@chromadevelopments.com)

only  
**£22.20/ft<sup>2</sup>**  
+vat

All illustrations are architect's impressions. Published 23/03/2021.





# Facilities & Rates

## RENT

£22.20 per square foot +vat

## PARKING

Available on a leased basis

## SERVICE CHARGE

£6.95

- 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

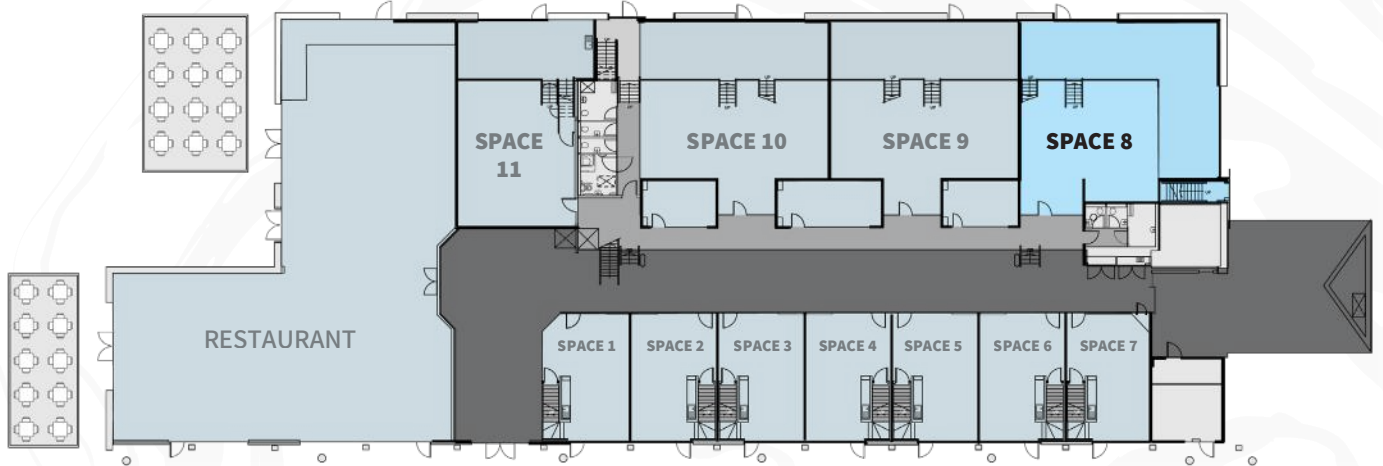
## DATA RATE

Data capacity	Contended p/a	Uncontended p/a
10Mbps	free	
100Mbps	£600	£2,760
500Mbps	£1,800	£3,600
1Gbps	£2,400	£4,200

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## SPACE 8

### AREA

2,363ft<sup>2</sup>

### CAPACITY

50 people

### RENT

£22.20/ft<sup>2</sup> +vat

### AVAILABILITY

Vacant

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Ground Floor



First Floor





## 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 former 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.

**waters  
edge**

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## 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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