

# TO LET

## RETAIL / RESTAURANT OPPORTUNITY

JAMES THOMSON HOUSE | SITE 6  
DUNDEE CENTRAL WATERFRONT

DISCOVER  
**DUNDEE**  
WATERFRONT



- Located in the award winning Central Waterfront close to the Railway Station, V&A Museum and Slessor Gardens
- Two ground floor units of 2,247 sq ft & 3,278 sq ft
- Available from May 2025



[WWW.DUNDEEWATERFRONT.COM](http://WWW.DUNDEEWATERFRONT.COM)

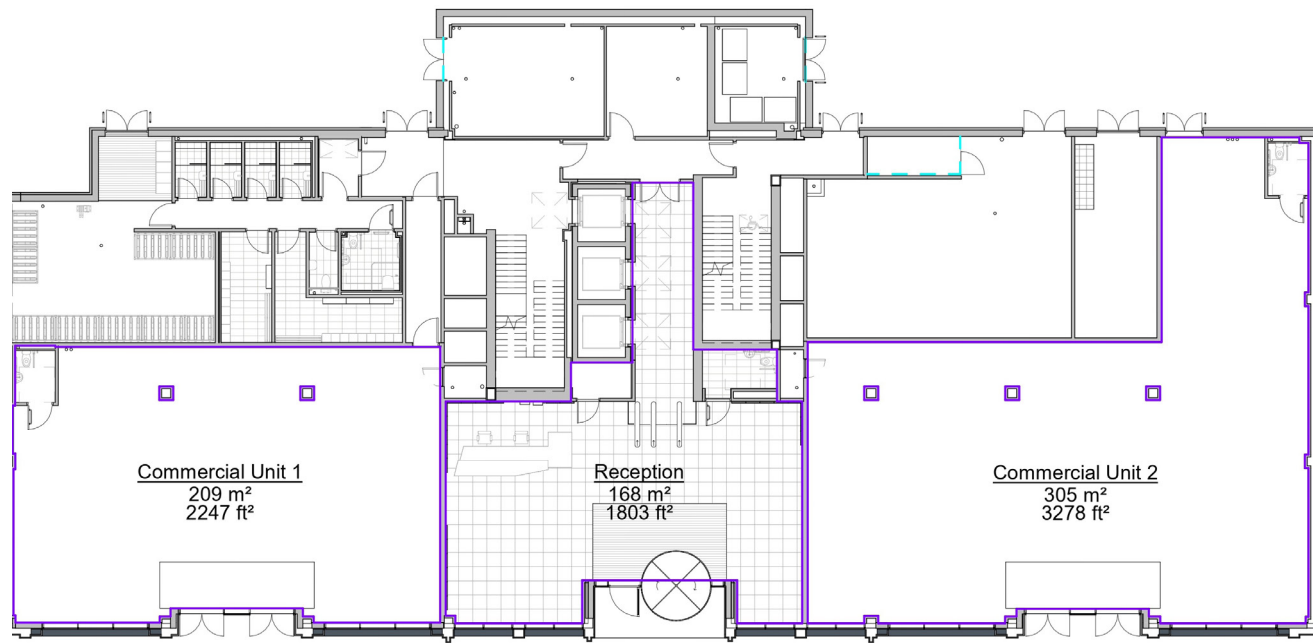
# A UNIQUE OPPORTUNITY

Two commercial units at the heart of Dundee City Council's award winning Central Waterfront regeneration project.

This project will deliver a range of places to live, work and play with a new grid iron street pattern, green civic space and attractive boulevards reconnecting the city with the waterfront to produce a stunning space that features the award-winning V&A Dundee.

The V&A Dundee is the only design museum outside of London and has attracted over 750,000 visitors in its first year of operation.

The rail station has been rebuilt and provides a modern arrival point with a 120 bed hotel above.



## ACCOMMODATION

Unit 1	2,247 sq ft (209 sq m)
Unit 2	3,278 sq ft (305 sq m)

## PLANNING

Grade A offices totaling 50,000 sq ft have been consented with two ground floor commercial units.

## EPC

EPC to be secured once the units are completed.

## RENT

Rental offers are invited.

## ENTRY

Anticipated to be available from Spring 2025.

## CONTACT

Viewing is strictly by arrangement with the sole letting agent.

### Bill Marley

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## RV

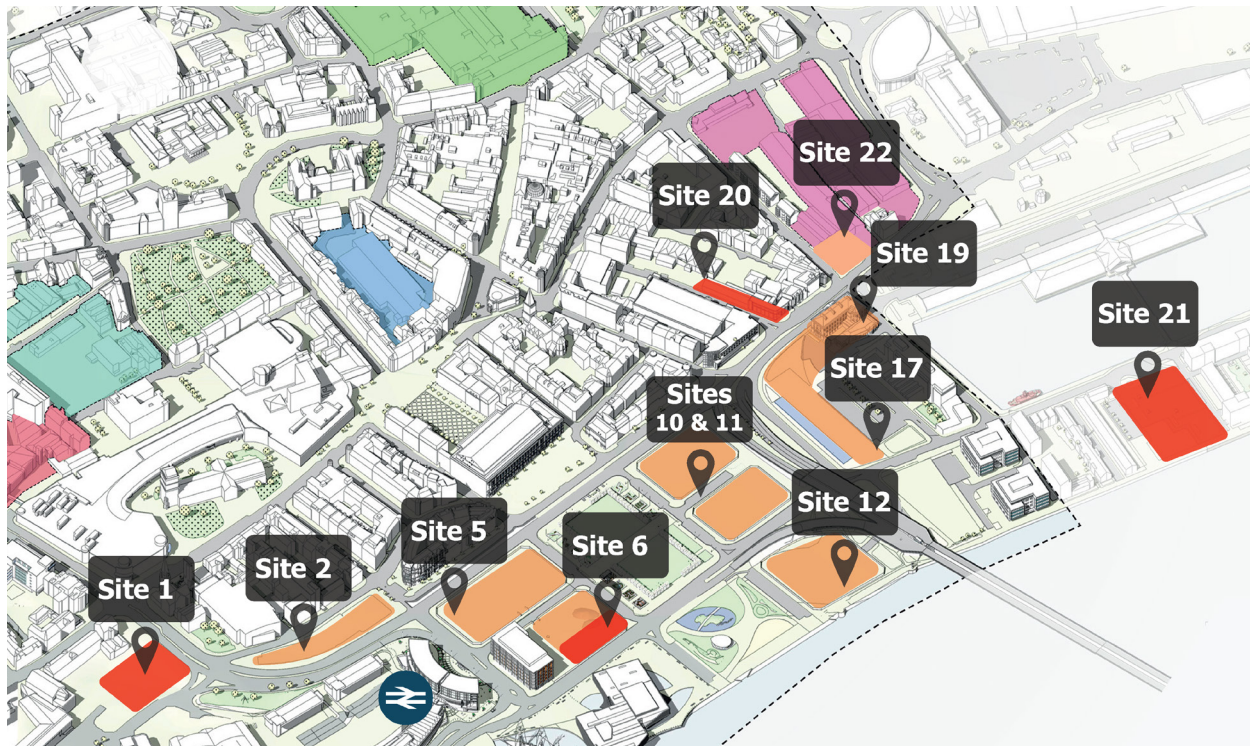
To be accessed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Each party must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



# Ryden



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DISCOVER  
**DUNDEE**

