

2 GREENMARKET

TO LET - NEW GRADE A OFFICES



PLAY VIDEO

18,371 - 20,503 SQFT





2 GREENMARKET

Tay Rail Bridge

University of Dundee

Dundee Train Station

RIVERSIDE ESPLANADE

KEY

Amenities:

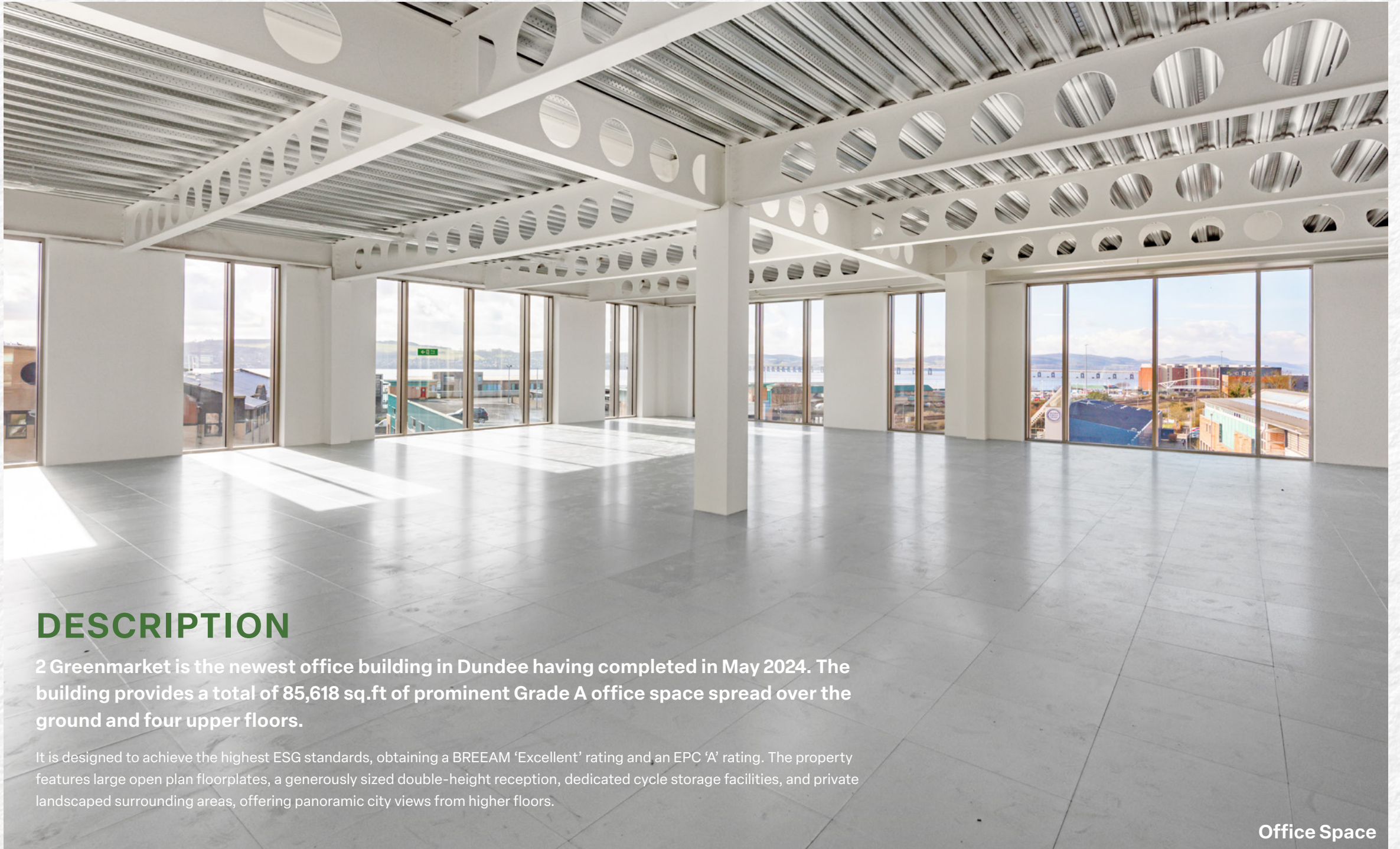
- 1. V&A Dundee
- 2. Discovery Point
- 3. RSS Discovery
- 4. Dundee Science Centre
- 5. Waterfront Gardens
- 6. Dundee Contemporary Arts
- 7. Slessor Gardens
- 8. Overgate Shopping Centre
- 9. Caird Hall
- 10. The McManus
- 11. Multi Storey Car Park - 548 spaces

Occupiers:

- A. Premier Inn
- B. Tesco
- C. Sleeperz Hotel Dundee
- D. NHS 24
- E. Social Security Scotland
- F. Thorntons
- G. Malmaison
- H. Lidl
- I. Travelodge
- J. Digby Brown Solicitors

LOCATION

2 Greenmarket is a highly prominent, well-located HQ office development in the vibrant city of Dundee. Located within the rapidly revitalizing Waterfront area, it is part of significant recent regeneration and future investment, including a £38 million new railway station just 200 metres away. The city centre location offers immediate access to Scotland's rail network, Dundee's inner ring road and the Greenmarket multi-storey car park, providing connectivity to major cities and towns in Scotland. In addition, the property offers traffic-free cycle routes and close city bus services. Various amenities such as shopping centres, hotels, and the V&A Museum are within easy walking distance. Dundee itself is a thriving hub for digital and creative industries, healthcare, life sciences, education and tourism, making it a dynamic and economically robust location for businesses.



DESCRIPTION

2 Greenmarket is the newest office building in Dundee having completed in May 2024. The building provides a total of 85,618 sq.ft of prominent Grade A office space spread over the ground and four upper floors.

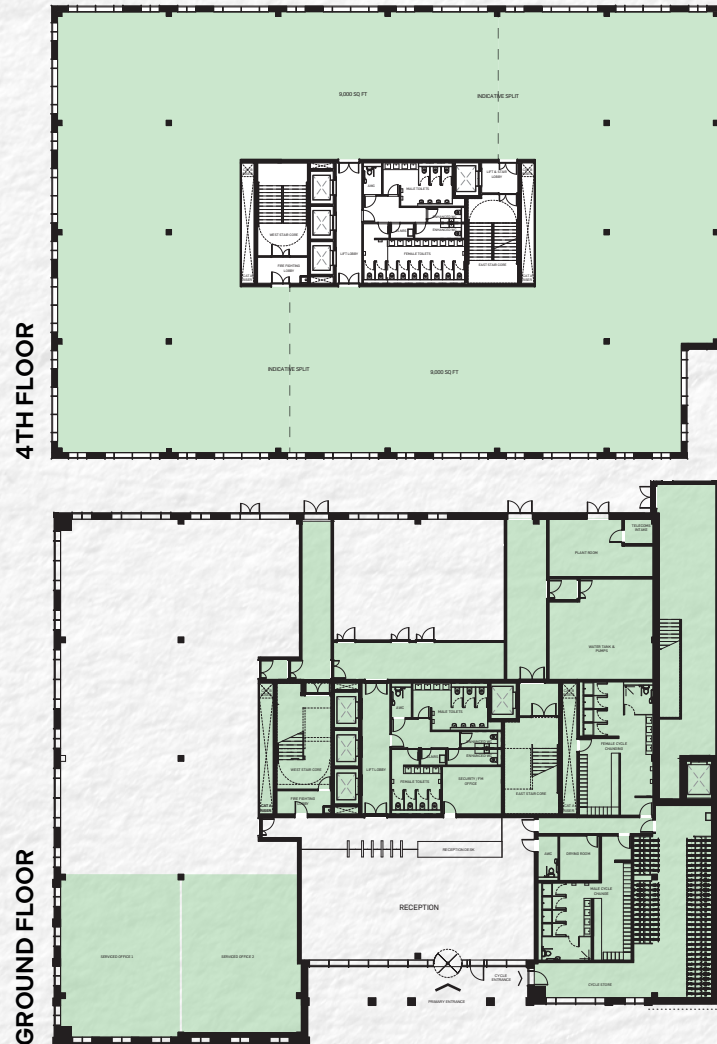
It is designed to achieve the highest ESG standards, obtaining a BREEAM 'Excellent' rating and an EPC 'A' rating. The property features large open plan floorplates, a generously sized double-height reception, dedicated cycle storage facilities, and private landscaped surrounding areas, offering panoramic city views from higher floors.

Office Space

ACCOMMODATION

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
4TH FLOOR	1,707.60	18,371
GROUND FLOOR	198.10	2,132
TOTAL	1,905.70	20,503

There are also two retail/commercial units available providing an additional 3,059 sq.ft. Further details available on request.





Office Space



Cycle Storage



Locker Room



Toilets



Reception

SPECIFICATION

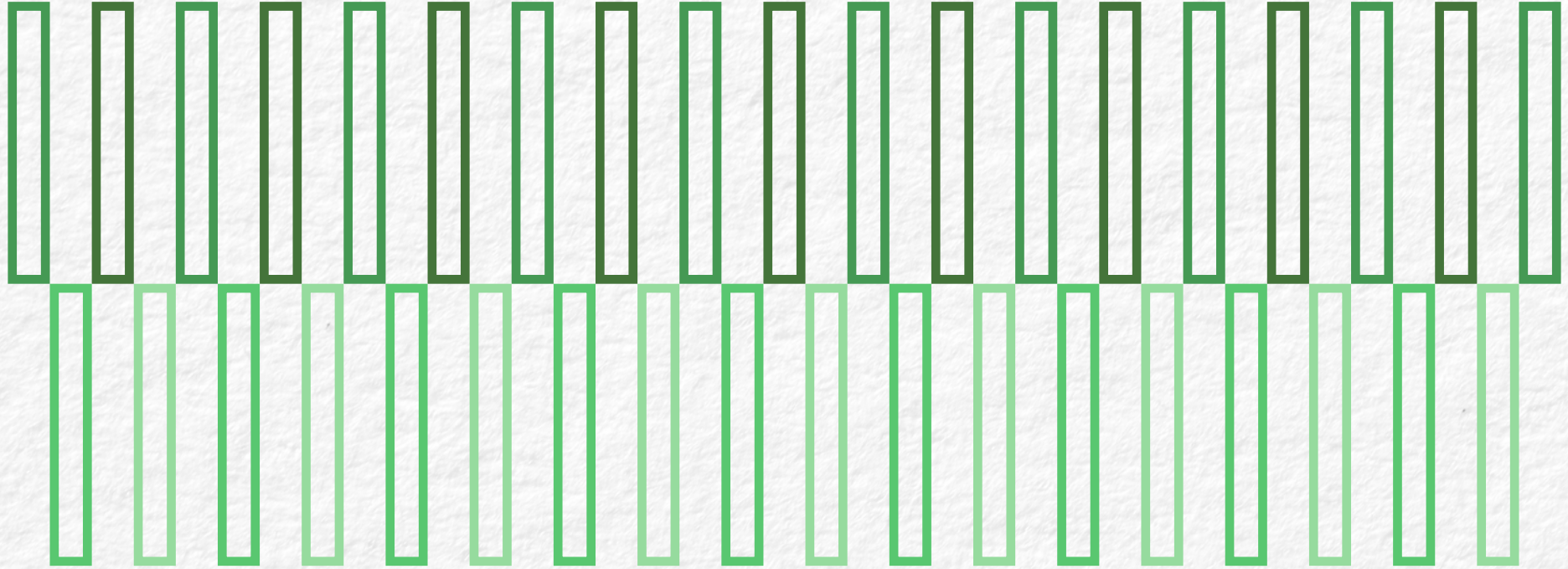
The available accommodation is fitted out to a “Cat A” standard to include;

- Double height entrance and reception space
- Large open plan, flexible floorplates
- 2.8m clear height to office areas
- Raised access floors with 150mm clear void
- Suspended metal ceiling incorporating LED lighting & PIR detection
- VRF systems for heating and cooling
- Fully integrated building management system
- Office floor loading 4+1.0 KN/m2
- Private landscaped area surrounding ground floor offices
- 360-degree views – 4 aspects to upper floors
- Dedicated rear loading area
- Installation of a 1,000 kVA generator to ensure service continuity for BT

SUSTAINABLE DESIGN

2 Greenmarket has been designed to achieve the highest standards in environmental design and specification to include:

- BREEAM “Excellent”
- EPC “A”
- WiredScore “Platinum”
- WalkScore Rating of “95/100”
- Use of heat pumps ensures that the building benefits from 100% decarbonised grid electricity.
- Solar control glazing and improved building fabric limits buildings heating demand
- 2x EV car charging points (ability to add more)
- Ample cycle storage and “end of journey” facilities



LEASE TERMS

2 Greenmarket is let to BT plc on a lease until 2041. Our clients are seeking to sub-let the accommodation on flexible terms. Further details, including quoting rents, are available on request.

VIEWING & FURTHER INFORMATION

Viewing is highly recommended. For further information, please contact either of the joint letting agents:

Craig Watson
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Subject to Contract

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February 2025.

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