

CAMPERDOWN LEISURE PARK

KINGSWAY WEST, DUNDEE • DD2 4TF

TO LET
44,331 SQ FT



RETAIL / LEISURE SPACE TO LET
– AVAILABLE AS WHOLE OR ON A SPLIT BASIS

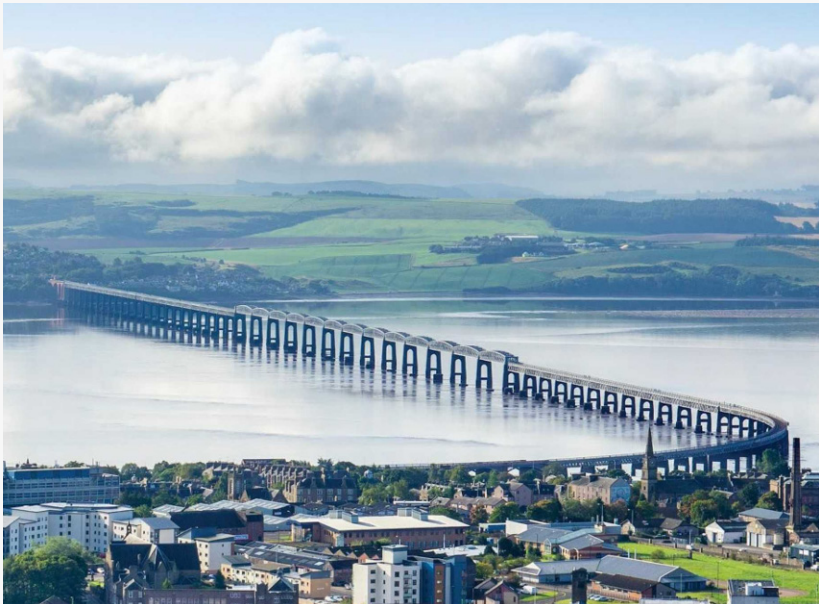
Subject to vacant possession

Immediately adjacent to the proposed new
Camperdown Stadium for Dundee FC

Dundee is a well-established Scottish city with a compact and accessible centre, recently promoted as the UK's first UNESCO City of Design.

Dundee is the hub of Scotland's digital entertainment industry, with a **thriving tech cluster** and creative community.

20,000 students study in the city across three higher education institutions helping sustain a vibrant mix of independent operators and national brands.



DUNDEE SNAPSHOT

POPULATION 150,000, with a wider regional catchment of 640,000 within 60 minutes.

ACCESSIBILITY 90% of Scotland reachable in 90 minutes; mainline East Coast rail and regional airport with direct London flights.

YOUNG + EDUCATED One in seven residents is a university student, one of the highest ratios in Europe.

INVESTMENT HOTSPOT £1 billion waterfront regeneration anchored by the V&A Dundee.

QUALITY OF LIFE Scotland's sunniest city, with abundant green space and a vibrant cultural scene.

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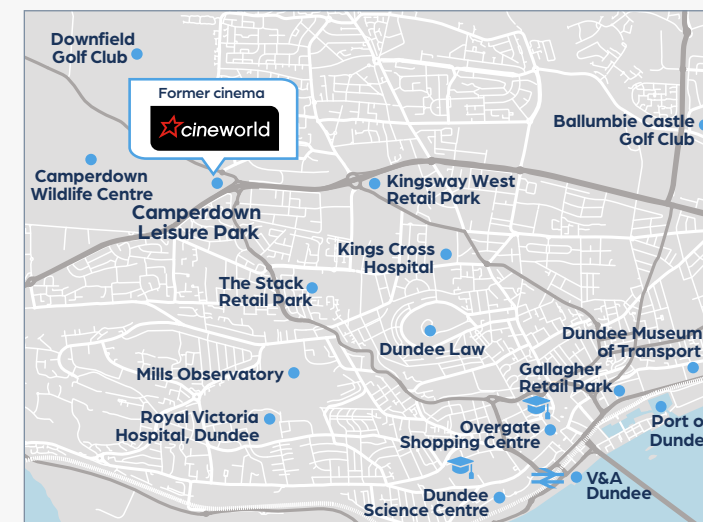


SEAMLESSLY CONNECTED

- Strategically located on the A90 Kingsway, Dundee offers swift road links to Perth, Aberdeen, and the central belt.
- Two rail stations, Dundee and Broughty Ferry, provide direct services to Edinburgh, Glasgow, Aberdeen, and beyond.
- Dundee Airport, less than two miles from the city centre, offers regular flights to London and Belfast, keeping business and leisure destinations within easy reach.



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LOCATION

The former Cineworld occupies a high-profile location directly off the A90 Kingsway – the principal arterial route serving the north of the city.

Located on Dayton Drive the property benefits from strong destination appeal alongside well-known operators such as **McDonald's**, **KFC**, and **Nando's**, as well as the **Premier Inn**, **Weavers Mill**, and **Dundee Ice Arena**.

The subject property is situated near to Kingsway West Retail Park, approximately 5 minute drive to the east of the subject property. Other nearby retail parks include The Stack Retail Park and Gallagher Retail Park to the southeast.

PERFECTLY POSITIONED



The property sits next to the proposed Camperdown Stadium – a 12,500 seat, multi-purpose venue intended as the new home of Dundee FC.

The stadium will anchor a wider event campus, including a conference venue for over 850 delegates, a 25,000-capacity leisure venue alongside a 120-bedroom hotel, leisure facilities and 70 apartments.

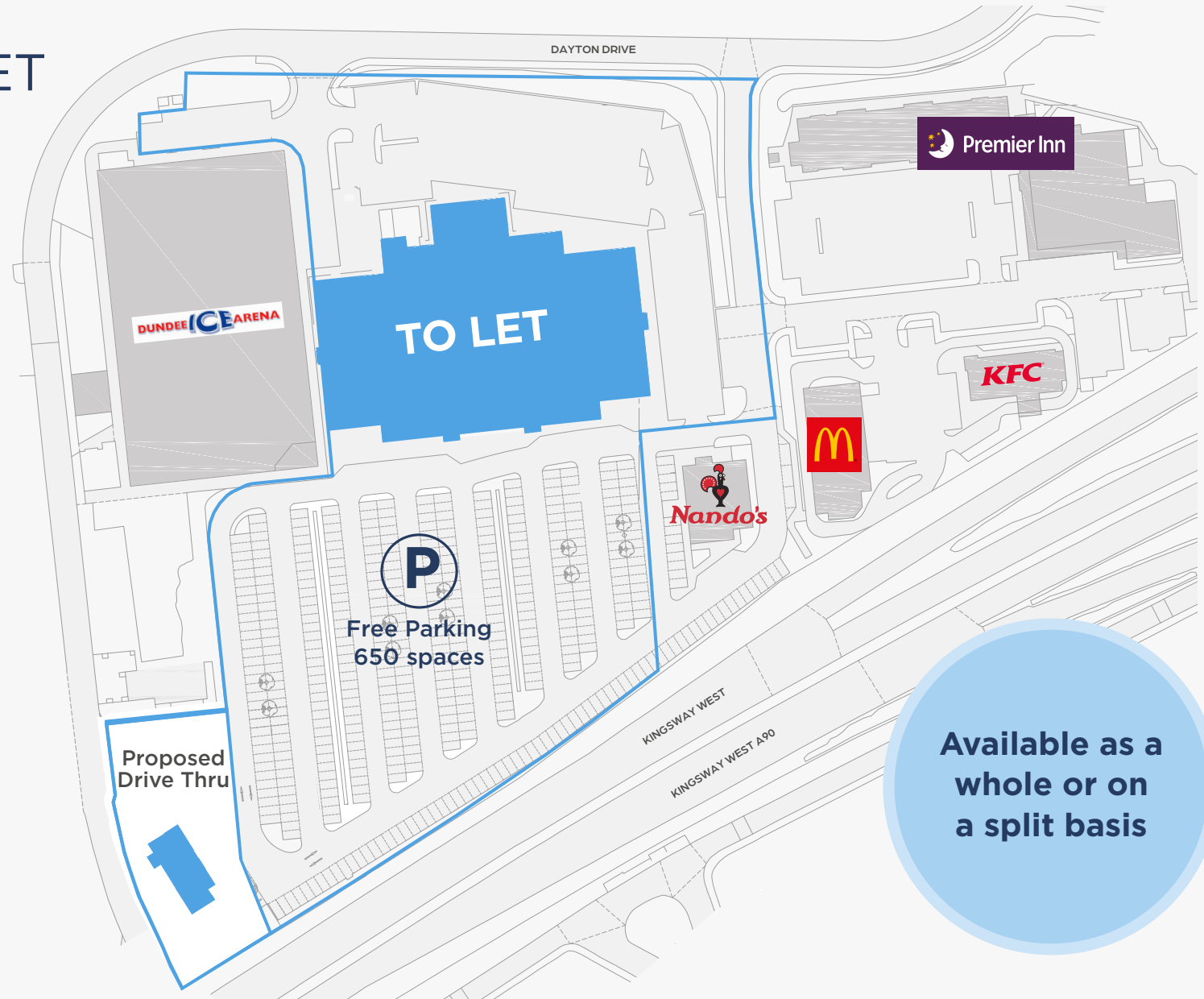
The location offers:

- Proximity to major upcoming infrastructure with year-round events
- Visibility to large, diverse audiences, from matchday fans to tourists, hotel guests, and students
- Easy connectivity via enhanced public transport links
- Positioning within an area of growth, benefiting from public and private sector investment



PRIME SPACE TO LET & DRIVE THRU OPPORTUNITY

Potential to develop a
drive thru on site to
suit prospective
occupier requirements.



Available as a
whole or on
a split basis

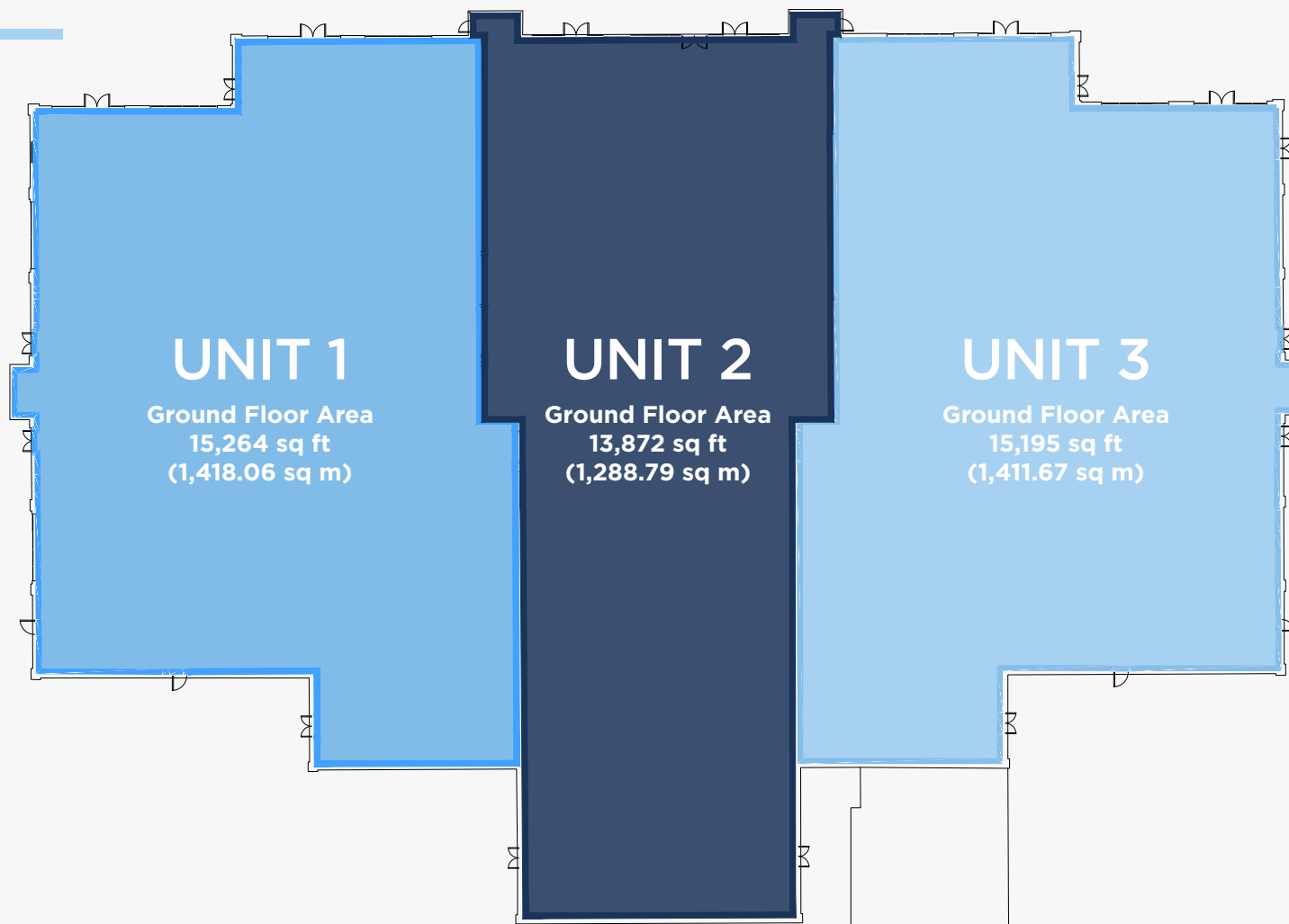



640,000
catchment within
60 minutes


650
free parking
spaces



SPACE TO LET



Available space to let (GIA)	sq ft
Unit 1	15,264
Unit 2	13,872
Unit 3	15,195
Total	44,331

Quoting Rent: Upon Application.

* The plan shows hypothetical splits of the premises. The landlord is open to exploring alternative splits if desired or leasing the whole premises.

FOR MORE INFORMATION:

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