The Vision Building
Greenmarket Dundee

To Let: High Quality Accommodation For Modern Office And Digital Media Occupiers

From 194 sq m (2,087 sq ft) 
Up To 9,397 sq m (101,151 sq ft)

• High quality accommodation available now
• Excellent on-site car parking
• Stunning internal features including spacious glass atrium
• 3D images to highlight finishes available
**Dundee – The Location**

Dundee has a population of approximately 140,000 people with a catchment of nearly 500,000 people within a 45 minute journey. The local economy is being driven by 2 universities, a world class teaching hospital at Ninewells and 2 Wellcome Research Centres, as well as a very strong bio-medical and digital arts sector. This strength in bio-medical research and digital media has led to Dundee being viewed as a Centre of Excellence in these growth areas.

In addition, to the research sector, Dundee has a strong professional services sector with a number of local and national firms represented and also a good representation from national financial service operations.

**Greenmarket – The Location**

Facing on to the River Tay, the Greenmarket is a western extension to Dundee’s principal office hub and links into the overall development masterplan for the Central Waterfront. Greenmarket is located on the western approach to Dundee, close to the railway, bus station, the Tay Road Bridge and is 5 minutes’ drive to Dundee Airport. In addition, Greenmarket has direct access to the West End of Dundee, close to the University of Dundee and further on to Ninewells Hospital.

The area around Greenmarket has undergone comprehensive regeneration in recent years including the creation of the new Dundee Contemporary Arts Centre, the Sensation Science Centre and the redevelopment of the Overgate Shopping Centre to create Dundee’s prime retail location.

**The Building**

The Vision building is a former mill building that has been extensively redeveloped to create a modern City Centre office building, whilst still retaining a feel of its historic use.

The building has a striking external appearance and several unique features including an impressive internal full height glass atrium with glassed back wall climber lifts.

The Vision Building provides 13 open plan office suites from 194 sq m (2,087 sq ft) upwards and the building provides a combination of the following accommodation:

1. Conventional open plan office accommodation for standard office users which include good natural day lighting, excellent floor to ceiling height with the capability to install suspended ceilings and a modern specification throughout. 3D images to highlight the variety of finishes on offer.

2. Accommodation for the digital media sector with lower levels of natural light to assist with PC/monitor use.

Access into the Vision Building is via the main entrance at Greenmarket, as well as a separate access directly off Perth Road.

**Parking**

The Vision Building will offer a parking ratio of approximately 1 space per 500 sq ft of accommodation.
Specification
The Vision building has been designed to provide high quality, modern office accommodation and the following specification is provided:

- High quality finishes and design
- Efficient and flexible floorplates
- 2 x 13-person glass lifts
- Light and spacious atrium
- Full fresh air displacement heating and cooling system
- Recessed perimeter heating
- Raised access floor with up to 400mm void
- Chilled water looped to all suites
- Electricity: 3 phase metered supply to each suite
- Telecoms: 4 incoming duct points with six 150mm diameter ducts at each entry point
- LG3 compliant lighting to all office areas
- Full disabled access
- 24 hour access and security monitoring, including CCTV

Provision Of Services To The Digital Media Sector
brightsolid can provide high speed Internet connectivity via their state-of-the-art Data Centre in the Technology Park here in Dundee. The bandwidth model is fully flexible with the capability to use up to 1Gb as required whilst enabling access to brightsolid’s resilient hosting infrastructure complimented by a full suite of online utilities.

Public sector support for the digital media sector in the Tayside area is supported by Scottish Enterprise and further information is available at www.interactivetayside.com.

In addition, this location is seen as an important regional asset and Scottish Enterprise may be able to offer Regional Selective support for qualifying tenants at the Vision Building.
Suite No | sq m | sq ft
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Suite 13 | 525  | 5,651

Suite No | sq m | sq ft
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Suite 12 | 1,378 | 14,833
Suite 11 | 188  | 2,024
Suite 10 | 383  | 4,123
Suite 9  | 384  | 4,133
Suite 8  | 1,506 | 16,211
Suite 7  | 343  | 3,692

Suite No | sq m  | sq ft
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Suite 6 | 743  | 7,998
Suite 5 | 645  | 6,944
Suite 4 | 250  | 2,690
Suite 3 | 306  | 3,294
Suite 2 | 1,245 | 13,401
Suite 1 | 448  | 4,822

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Lease Term

The accommodation is available on a flexible lease term tailored to suit the tenant’s requirements. The quoting rent is available from the joint letting agents.

Rateable Value

Each suite will require to be re-assessed upon occupation, although the letting agents can provide an indication of the likely rates payable.

Service Charge

An incoming tenant will be liable for a service charge for the maintenance and upkeep of the common parts of the building.

Viewing & Further Information

For further details, please contact the following:

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