

For Sale | Development Opportunity

CBRE

East Dock Street

8.9 acres (3.60 hectares)



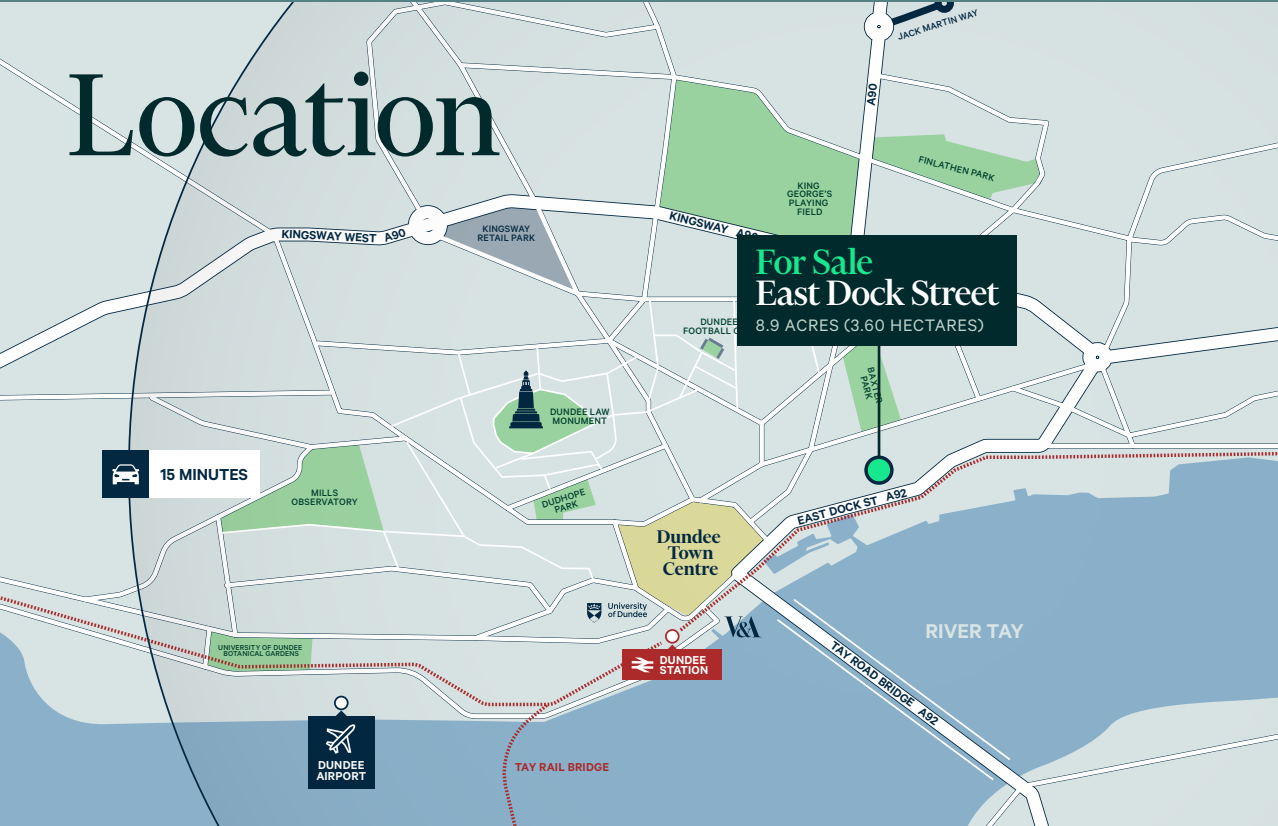
NORTH TANK FARM
A92
DUNDEE
DD1 3LH

OPPORTUNITY TO ACQUIRE A PROMINENT DEVELOPMENT SITE IN DUNDEE



FOR SALE | DEVELOPMENT OPPORTUNITY
EAST DOCK STREET | 8.9 ACRES (3.60 HECTARES)

Location



UK'S FIRST UNESCO CITY OF DESIGN



WATERFRONT INVESTMENT

£1.1BN

Dundee, the City of Discovery, is located on the east coast of Scotland, on the northern bank of the Firth of Tay and is the fourth-largest city in Scotland. Dundee is within 90 minutes' drive of Edinburgh, Glasgow and Aberdeen with excellent road and rail connections to 90% of the country's population.

The site is located on the east of the city, 5 minutes outside of Dundee City Centre. The Port of Dundee serves the City as a commercial and industrial port, handling a variety of cargo, as well as accommodating passenger ships.

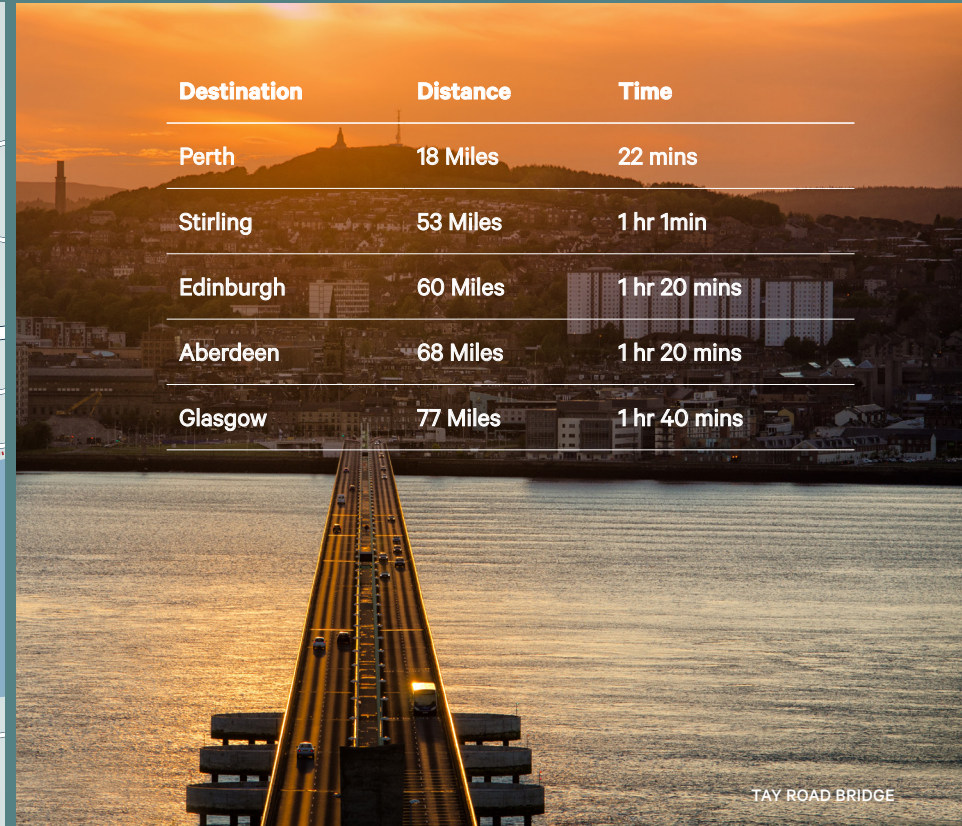
Location

Situation

Description

Further Information

Destination	Distance	Time
Perth	18 Miles	22 mins
Stirling	53 Miles	1 hr 1min
Edinburgh	60 Miles	1 hr 20 mins
Aberdeen	68 Miles	1 hr 20 mins
Glasgow	77 Miles	1 hr 40 mins



Situation

The site is situated adjacent to the Port of Dundee, to the north side of the A92. There are several access roads that provide connectivity to the surrounding areas including: The Kingsway (A90); A92 and Riverside Drive. The recent announcement of the Eden Project, alongside Dundee's £1.1Bn Waterfront Transformation, are all combining to add to the cities commercial landscape.

The surrounding area is an established mix of industrial and commercial uses, with a number of high profile operators.

Occupiers include:

- 1 FORTH PORTS
- 2 NYNAS UK
- 3 DUNDEE MUSEUM OF TRANSPORT
- 4 EDEN PROJECT



Description

For Sale
East Dock Street
8.9 ACRES (3.60 HECTARES)

The site for sale comprises a former oil refinery facility, equating to approximately 8.9 acres, with operations being inactive for the last 10 years.

The land comprises a long narrow site of regular shape. The majority of the site is concreted and comprises of 8 oil tanks and 2 warehouse units. It is a secure site with a combination of metal fencing and brick walls, and has multiple access points off the A92.

There appears to be an abandoned road, known as Roodyards Road, splitting the site in two. All prospective buyers should make their own enquiries with the local authority regarding the status of the road.

Offers

Our client is inviting bids on a heritable (freehold) basis. Offers should be made in a Heads of Terms format.

Interested parties should register their interest with the Sole Selling Agents at an early stage in order to be kept advised should any closing date be set.

Please note our client is not obliged to accept the highest or indeed any offer submitted for the site



VAT

The subject is VAT elected therefore VAT will be payable on the transaction.

Legal Costs

Each party will bear its own legal costs in any transaction and the purchaser will be responsible for any LBTT, registration dues and VAT.

Contact

For further information or to arrange an inspection (strictly by appointment only) please contact the sole agents:

Craig Semple
07795 641 892
Craig.Semple@cbre.com

James Tweedie
07502 769 446
James.Tweedie@cbre.com

CBRE

Disclaimer: CBRE Limited, July 2024

Important notice relating to the Misrepresentation Act 1967. CBRE act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary should be treated as for indicative purposes only and should not be construed as the actual site boundary 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.