

# DEVELOPMENT

## HIGH PROFILE DEVELOPMENT OPPORTUNITY

10.5 ACRE CLEARED SITE

A90 TRUNK ROAD FRONTAGE

DESIGN + BUILD OPPORTUNITIES

FREEHOLD – LEASEHOLD



Baird Avenue  
Dryburgh Industrial Estate  
Dundee, DD2 3TN

**A development by Clowes Developments (Scotland) Limited**

Part of CWC Group





## Location

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London Stansted. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station. The subjects themselves are situated on the north side of Baird Avenue in the well established Dryburgh Industrial Estate, to the north of Dundee City Centre and Kingsway outer ringroad. Baird Avenue forms the main internal road for the Estate and contains a mix of both national and local businesses. There are a significant number of national trade counter occupiers within the estate.

## Description

High profile development opportunity with extensive frontage to the A90/Kingsway, Dundee's outer ring road and the direct link to Aberdeen, (65 miles), Edinburgh (60 miles) and Glasgow (95 miles). The site sits within Dryburgh Industrial Estate, the city's prime trade counter location with occupiers including Howdens, HSS Hire, William Wilson and BSS. Other occupiers include John Clark BMW, Specialist Cars Nissan and Royal Mail.

## Opportunity

The cleared site extends to 10.5 acres / 4.25 hectares or thereby and is suitable for a wide range of commercial uses, subject to the receipt of planning consent. The area is zoned for Uses Classes 4, 5 and 6 but consideration will be given to complementing alternate users. Design and Build opportunities on a freehold or leasehold basis will be considered along with land sales. It is envisaged that a Master Plan for the site will be prepared.

## Enquiries

For further information on viewing arrangements, please contact the sole agent quoting reference AWD:

**Andrew Dandie**

t: 01382 200064

m: 0780 389 6967

e: [andrew.dandie@g-s.co.uk](mailto:andrew.dandie@g-s.co.uk)

Graham + Sibbald

1 Greenmarket | Dundee | DD1 4QB

**GRAHAM  
SIBBALD**

**01382 200 064**  
**[g-s.co.uk](http://g-s.co.uk)**



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