



THE GOLDEN TRIANGLE



0.72 Acre Income Producing
City Centre Development Opportunity



A PRESTIGIOUS DEVELOPMENT SITE
AT **WESTPORT DUNDEE**
WITH POTENTIAL FOR

- ▶ **3066 m²** (33,000 sq ft) **Retail/Commercial**
- ▶ **12542 m²** (135,000 sq ft) **Offices**
- ▶ **5388 m²** (58,000 sq ft) **Hotel**
- ▶ **3437 m²** (37,000 sq ft) **Residential**
- ▶ **100 parking spaces**

THE PROPERTY

The Site presently comprises 2 Office blocks – the 1960s Waverly House of approximately 976m² (10,500sqft) with basement car parking and the 1970s Argyll House of approximately 2508m² (27,000sqft) with surface car parking – together with a further secure car park all income producing.

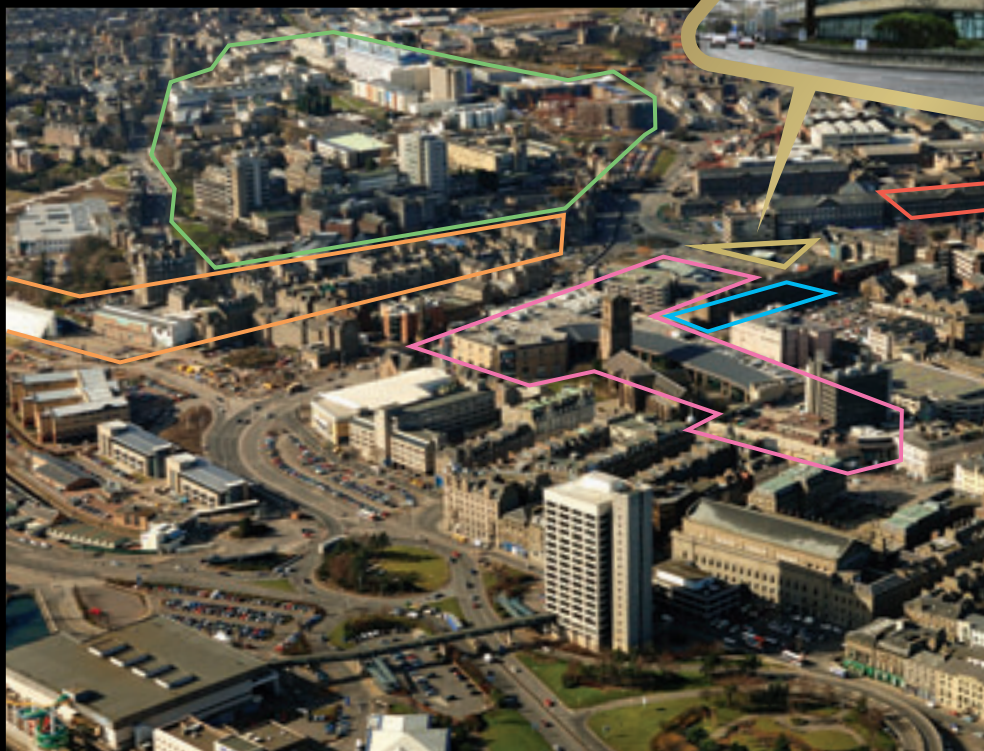


Phase 1 development concepts

PLANNING
PERMISSION
FOR PHASE 1
OBTAINED!

THE OPPORTUNITY

Site owners, Argyll House Limited, have formulated a Design Statement which establishes the principal and scale of a 3 phase development of the site. Having obtained Planning Permission for Phase 1, our clients are now prepared to consider offers for the property with the benefit of the current rental income.



- Overgate centre & extension
- Proposed council headquarters
- Dundee University campus
- Tayside Police HQ
- Abertay University campus
- Student residences
- Cultural quarter
- Golden triangle development site



DUNDEE

- ▶ Regional and administrative centre
- ▶ Catchment population of **515,000**
- ▶ **90%** of Country's population within 90 minutes drivetime
- ▶ East coast mainline railway station
- ▶ Deep water port facilities
- ▶ Scheduled flights to London city, Birmingham & Belfast city
- ▶ Internationally renowned for Biomedical Research & Digital Media Development
- ▶ Centre of Learning with two Universities

WESTPORT adjacent to:

- ▶ Lend Lease's **Overgate** Shopping Centre
- ▶ City Council's new Headquarters building **Dundee House** due for completion 2010
- ▶ City's Cultural Quarter

PLANNING

Phase 1 consent for

- ▶ **1580** m² (17,000 sqft) Retail
- ▶ **4274** m² (46,000 sqft) Offices
- ▶ **42** spaces Car Parking
- ▶ When granting Planning Permission for Phase 1, Dundee City Council, specifically acknowledged and referred to the scale and uses envisaged for Phases 2 and 3 contained within the Design Statement



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WESTPORT DUNDEE



The properties are held in a SPV and the company would be available for sale on the basis of a share purchase agreement with or without the existing Bank Debt. Full details of a sale by this method are available to suitably interested parties.

For further information contact the joint selling agents:

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