Established leisure destination
Anchored by the Odeon Cinema with annual visitor numbers in the region of 350,000 people
Immediately adjacent to Kingsway East Retail Park
Neighbouring occupiers include Mecca Bingo, Energie Health, Fitness Factory Skate Park and ASDA
Subdivision potential of the leisure units
In excess of 633 free car parking spaces
Highly accessible location

Kingsway East Leisure Park • Dundee

Existing Leisure/Retail Units To Let • New Build Restaurant Development Opportunities

TO LET: Leisure / Restaurant / Development Opportunities 3,000 sq ft - 12,612 sq ft

Superb opportunities for bar, restaurant, fast food, sport & leisure operators

For viewing and further information, please contact the joint agents:

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Stewart Arbuckle
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E: fergus.mcdonald@ryden.co.uk

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E: andy.boal@ryden.co.uk

7 Exchange Crescent
Conference Square
Edinburgh EH3 8LL
0131 225 8344

Unit 20 City Quay
Camperdown Street
Dundee DD1 3JA

How to get to KINGSWAY EAST LEISURE PARK

> Travelling Eastbound along the Kingsway (A972) continue on until the Arbroath Road Roundabout.  
> At the roundabout take the first left onto Douglas Road (B961).  
> Continue straight ahead and the development is on the left hand side.  
Sat Nav: DD4 7SN

IMPORTANT NOTICE
Jones Lang LaSalle/Ryden for themselves and for the vendors or lessors of this property whose agents they are give notice...
Location
Dundee is Scotland’s fourth largest city located on the east coast of Scotland between Edinburgh and Aberdeen. Set on the River Tay in one of Scotland’s most impressive geographic locations this vibrant and modern city boasts a population in excess of 145,000 people. Kingsway East Leisure Park is strategically located on the west side of Douglas Road approximately 1.5 miles north of the city centre within close proximity to the A927, Dundee’s ring road and main arterial route. The tenant line-up at Kingsway East Leisure Park includes a 10 screen Odeon Cinema Complex, Energie Fitness Club, with Mecca Bingo and a Skate Park adjacent. The Odeon anticipates 356,000 admissions in 2010. Close by is Kingsway East Retail Park, Dundee’s second largest retail park that boasts occupiers including Asda, B&Q, Comet, Homestyle, Pets at Home, Harry Corry, Wickes and McDonald’s.

Accommodation
The available units extend to the following gross internal areas:

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Gross Internal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1 (capable of sub-division)</td>
<td>1,172 sq m (12,612 sq ft)</td>
</tr>
<tr>
<td>Unit 2</td>
<td>878 sq m (9,453 sq ft)</td>
</tr>
<tr>
<td>New Build Restaurant Opportunity</td>
<td>279 sq m (3,000 sq ft)</td>
</tr>
<tr>
<td>New Build Restaurant Opportunity</td>
<td>334 sq m (3,600 sq ft)</td>
</tr>
<tr>
<td>Redevelopment Opportunity</td>
<td>0.1 acres</td>
</tr>
</tbody>
</table>

Terms
The units are available by way of Full Repairing and Insuring leases.

Rent
Further details are available on request from the joint letting agents.

Rating
The units have still to be assessed for rating purposes.

VAT
All rents, prices etc are quoted exclusive of VAT.

Legal Costs
Each party will be responsible for their own legal costs incurred in any transaction.
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1. Unit 1 - Available
2. Unit 2 - Available
3. Unit 3 - Let to Energie Fitness
4. New Build Restaurant Opportunity - Available
5. New Build Restaurant Opportunity - Available
6. Redevelopment Opportunity - Available
SUPERB OPPORTUNITIES FOR BAR, RESTAURANT, FAST FOOD, SPORT & LEISURE OPERATORS

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Date of Preparation of Details: March 2010

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