

KINGSWAY EAST

LEISURE PARK, DUNDEE, DD4 8JX

TO LET

Existing Leisure / Retail Unit &
New Build Restaurant Development Opportunities



Leisure / Restaurant / Development Opportunities
3,000 sq ft - 9,453 sq ft

- Established leisure destination
- Anchored by the Odeon Cinema with annual visitor numbers in the region of 350,000 people
- Other occupiers include Domino's, Fit4Less by Energie and Battlefield Live (Laser Tag Centre)
- Immediately adjacent to Kingsway East Retail Park
- Neighbouring occupiers include Mecca Bingo, Factory Skate Park, Fun Factory, McDonald's and ASDA
- Extensive onsite parking
- Highly accessible location



Superb opportunities for Bar, Restaurant, Fast Food, Sport & Leisure operators



Location

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, Dominos, Fit4Less by Energie, Battlefield Live, with Mecca Bingo and a Skate Park adjacent. The Odeon has approximately 350,000 admissions annually. Close by is Kingsway East Retail Park, Dundee's second largest retail park that boasts occupiers including Asda, B&M Home Store, Pets at Home, Harry Corry, Wickes and McDonald's.

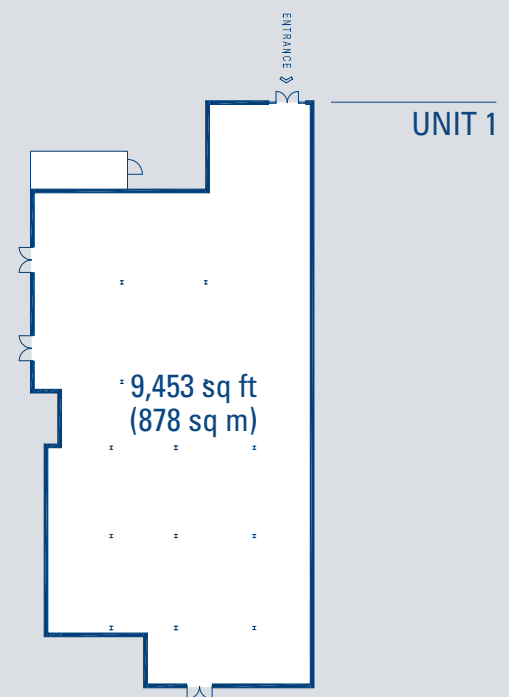
In addition, Lidl have recently secured planning consent for a new food store at Kingsway East on a site adjacent to the retail park adding to the critical mass of occupiers in the area.

Dundee is Scotland's fourth largest city located on the eastcoast 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.

Regeneration

Dundee is one of the UK's most progressive cities with a rolling investment programme which includes the Waterfront Regeneration, a £1 billion project to reconnect the city to the waterfront and create a high quality, mixed use, riverside urban quarter right in the heart of the city. This will completely transform Dundee's waterfront area, significantly boosting tourism in the city with several hundred thousand visitors forecast each year. The Victoria & Albert Museum will form the central attraction of the Waterfront area and once completed and will help establish Dundee as a major regional centre. As a result, the city is attracting new hospitality and leisure businesses to service this expected increase in demand.

Floor Plan



Accommodation

Unit 1	Up to 878 sq m (9,453 sq ft) - may sub-divide
Plot 5	New Build Restaurant Opportunity - 279 sq m (3,000 sq ft)
Plot 6	New Build Restaurant Opportunity - 334 sq m (3,600 sq ft)



Occupiers

- 1 ODEON Cinema
- 2 Mecca Bingo
- 3 Wickes Extra
- 4 McDonald's
- 5 Bensons for Beds
- 6 Archers Sleepcentre
- 7 Pets at Home
- 8 Factory Skate Park
- 9 ASDA
- 10 Domino's

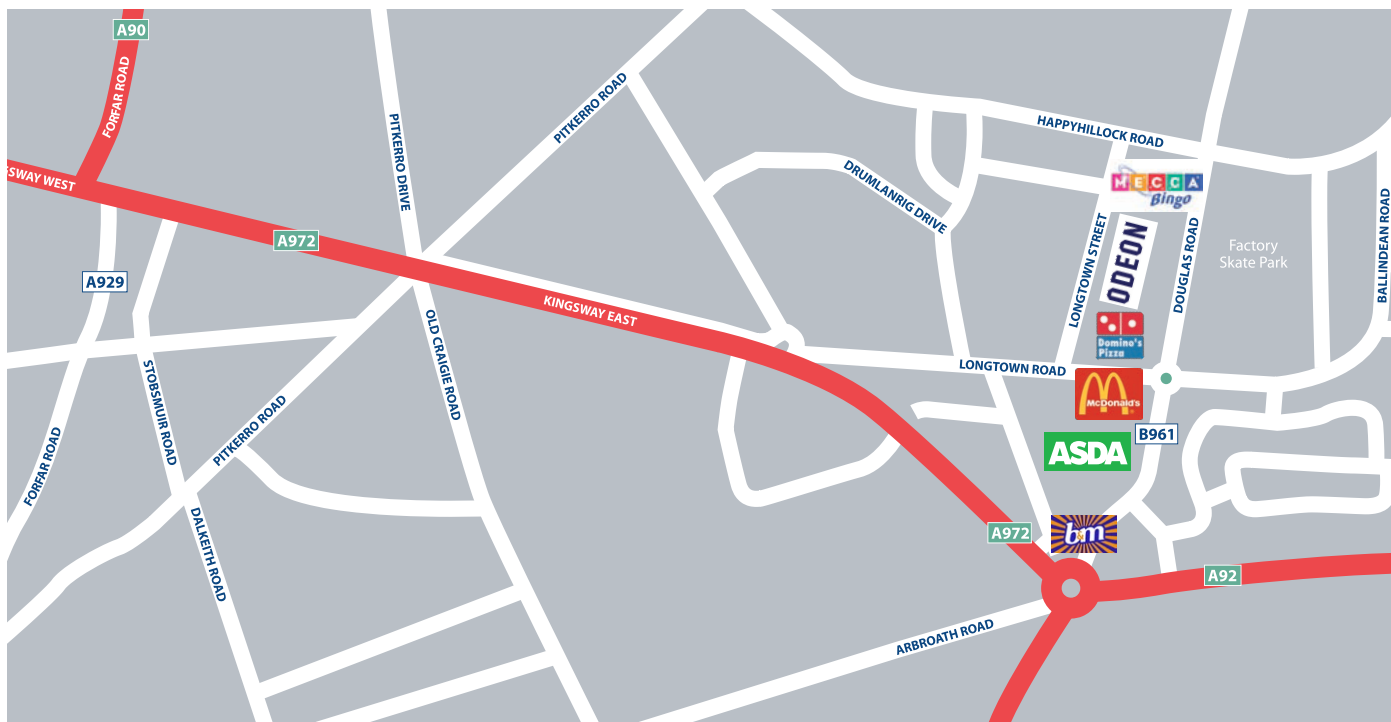
Units

- 1 **UNIT 1 - Available (up to 9,453 sq ft)**
- 2 UNIT 2 - Let to Fit4Less by Energie
- 3 UNIT 3 - Let to Domino's
- 4 UNIT 4 - Let to Battlefield Live
- 5 **NEW RESTAURANT OPPORTUNITY - Available**
- 6 **NEW RESTAURANT OPPORTUNITY - Available**
- 7 ODEON Cinema



Property Location

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 8JX



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 yet 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.

Further Information

For further information, please contact the joint letting agents:

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