



spreading our wings

what we do . . .



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spreading our wings
what

The Eagle One group of companies is a private property company established in 1984.

From offices in Exeter and Bristol the company invests and develops both independently and in partnership (through Joint Ventures and Asset or Development Management relationships) with landowners, investors and occupiers. We are experienced in all sectors of the commercial property market focusing on opportunities throughout the South West, South Wales and South Midlands area.

We are actively seeking to expand our portfolio through the acquisition of further investment and development related opportunities.

The company has built up a property asset portfolio of well in excess of £150 million over the last 25 years. The ownership structure, market knowledge and team expertise, coupled with the company's significant cash resources and strong financing lines, allows the Directors to be pro-active and make swift decisions based on long term objectives.

We work with experienced consultants to enhance project teams.



what makes us a success is the diversity of the things that

we do...



- 1 Evesham Country Park, Evesham**
125 acre Country Park. Developed into 60,000 sq ft of garden centre, retail outlets, farm shop, restaurant and café. Consent granted for 80,000 sq ft of additional retail/leisure and 60 holiday lodges.
- 2 Festival Park, Ebbw Vale**
40 unit, 100,000 sq ft factory outlet scheme developed in 1997. Sold in 2007.
- 3 Homebase, Cwmbran**
Investment acquisition and asset management advice to the Prego Trust (a private pension trust) on 35,000 sq ft solus retail warehouse unit.
- 4 Imperial Tobacco, Bristol**
Appointed as development manager to procure Imperial Tobacco's new 100,000 sq ft global office HQ. Completion due in 2013.
- 5 Shield Centre, Filton, Bristol**
Site developed for hotel, restaurant and 45,000 sq ft of retail. Retained within investment portfolio. Further 16,000 sq ft retail expansion planned.
- 6 Cheney Trade Park, Swindon**
2 acre site. Planning Permission obtained for 36,000 sq ft trade scheme. Sold to Stagecoach.
- 7 Emery Gate Shopping Centre, Chippenham**
Retail investment acquired in 2001. Refurbished and extended to provide 70,000 sq ft of retail. Retained.
- 8 Lower Bristol Road, Bath**
Two office buildings totalling 25,000 sq ft and a 15,000 sq ft warehouse developed and retained.
- 9 Wilton Shopping Village, Salisbury**
Development of Grade II Listed Buildings, formally Wilton Carpet Complex, into 16 shop units totalling 46,000 sq ft. Retained.
- 10 Redhayes / Exeter Science Park, Exeter**
130 acre strategic acquisition. 60 acres sold to Devon County Council with Eagle One retained as developer of the Science Park. Significant potential on balance of retained land.
- 11 Aliphington Retail Park, Exeter**
Strategic site acquisition. Planning permission for 22,500 sq ft of trade centre and retail warehousing. To be developed.
- 12 Matford Park, Exeter**
100 acre strategic acquisition, developed for industrial, office, trade and car dealerships. 50,000 sq ft retained. Working in partnership to develop the remaining 30 acres of employment land.
- 13 Pynes Hill, Exeter**
250,000 sq ft of offices developed over 20 years. 100,000 sq ft retained.
- 14 Milford House, Exeter**
45,000 sq ft office development pre-let to Aviva. Retained.
- 15 Exmouth Quay, Exmouth**
Stunning marina development, including 260 apartments and town houses, with shops and restaurant.
- 16 Newton Road, Torquay**
Asset management on behalf of Aviva on existing bulky goods store. Consent established for 41,000 sq ft open A1 retail use. Building let to ASDA.
- 17 Langage Park, Plymouth**
Over 400,000 sq ft developed over 20 years for industrial, office and car showroom occupiers. 60,000 sq ft retained.



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The Group has separate specialist residential development companies.



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