



DEVELOP

INVEST



PARTNER



what we do . . .



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 opportunity driven and experienced in all sectors of the commercial property market, focusing on opportunities throughout the South West, South Wales and South Midlands area.

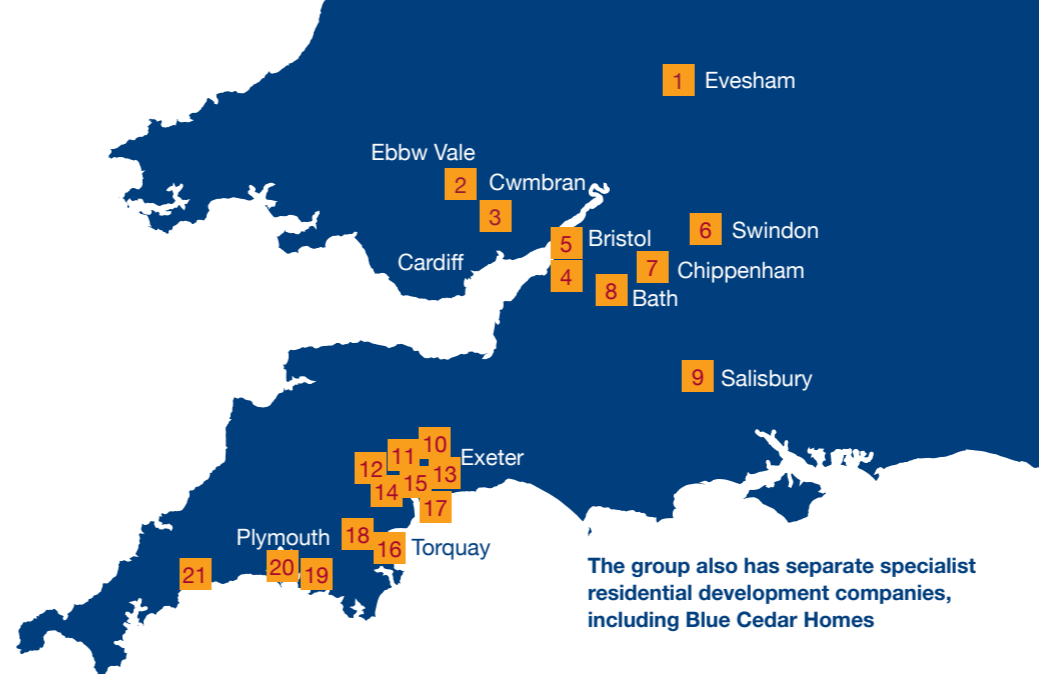
The Company has built up a property asset portfolio worth in excess of £160 million and benefits from significant cash resources and strong financing lines.

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

A selection of our projects

- 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 space and 60 holiday lodges; phase 1 of retail element (30,000 sq ft) to be completed in Spring 2015.
- 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. Refurbishment and re-letting in 2014.
- 4 Imperial Tobacco, Bristol**
Appointed as development manager to procure Imperial Tobacco's new 100,000 sq ft global office HQ, which completed in 2013. Phase II, comprising a 60,000 sq ft office refurbishment, will complete in 2014.

- 5 Shield Centre, Bristol**
Site developed for hotel, restaurant and 60,000 sq ft of retail. Retained within investment portfolio. Final phase comprising 16,000 sq ft retail unit was completed in 2013 with the majority pre-let to Home Bargains.
- 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**
60,000 sq ft office and warehouse development. 27,000 sq ft retained.
- 9 Wilton Shopping Village, Salisbury**
Development of Grade II Listed Buildings, formerly Wilton Carpet Complex, into 16 shop units totalling 46,000 sq ft. Retained.
- 10 Monkerton, Exeter**
Outline planning consent secured for 350 houses. Sold in 2013.



The group also has separate specialist residential development companies, including Blue Cedar Homes

- 11 Pynes Hill, Exeter**
250,000 sq ft of offices developed over 20 years. 100,000 sq ft retained.
- 12 Alphington Retail Park, Exeter**
Strategic site acquisition. Four unit scheme of 23,000 sq ft completed in 2013. Retained.
- 13 Exeter Science Park/Redhayes, Exeter**
130 acre strategic acquisition. 60 acres sold to Devon County Council with Eagle One retained as developer for phase 1 of the Science Park. First building, Eagle House, completed in 2013. Planning consent obtained on the balance of the site for a mixed use development including 580 residential units and 100,000 sq ft of offices.
- 14 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 final phase of 30 acres for employment led uses; deals agreed for new car dealerships for Volkswagen, Lexus and Toyota due for completion in 2015.
- 15 Milford House, Exeter**
45,000 sq ft office, developed and pre-let to Aviva. Retained.
- 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 Exmouth Quay, Exmouth**
Stunning marina development, including 260 apartments and town houses, with shops and restaurant. Final phase of development to be completed in 2014.
- 18 Penns Mount, Kingsteignton**
Promotion of 27 acres of agricultural land. Securing planning consent for 250 residential properties prior to sale in 2014.
- 19 Langage Park, Plymouth**
Over 400,000 sq ft developed over 20 years for industrial, office and car showroom occupiers. 60,000 sq ft retained.
- 20 Royal Eye Infirmary, Plymouth**
Substantial Grade II Listed building. Planning consent secured for conversion and new build for 63 apartments, with potential for student accommodation.
- 21 Stadium Retail Park, St Austell**
40,000 sq ft A1 retail unit. Retained.



DEVELOP

INVEST



PARTNER



what

makes us successful is the diversity of the things that

we do...



www.eagle-one.co.uk

Eagle One Limited
Eagle House, 1 Babbage Way
Exeter Science Park
Exeter
EX5 2FN

T: 01392 441900



www.eagleland.co.uk

Eagle Land Limited
220 Park Avenue, Aztec West
Almondsbury
Bristol
BS32 4SY

T: 01454 275999