



OceanPoint Hotel

For sale. An exciting new
hotel development opportunity
with planning permission.



Location Overview



Leith...rebirth of a historic area

Ocean Point is located in the heart of the regeneration programme of the Leith docks area in Edinburgh. It offers hotel developers/operators an exciting opportunity to be part of this new waterfront destination, less than 3 miles from Edinburgh City Centre.

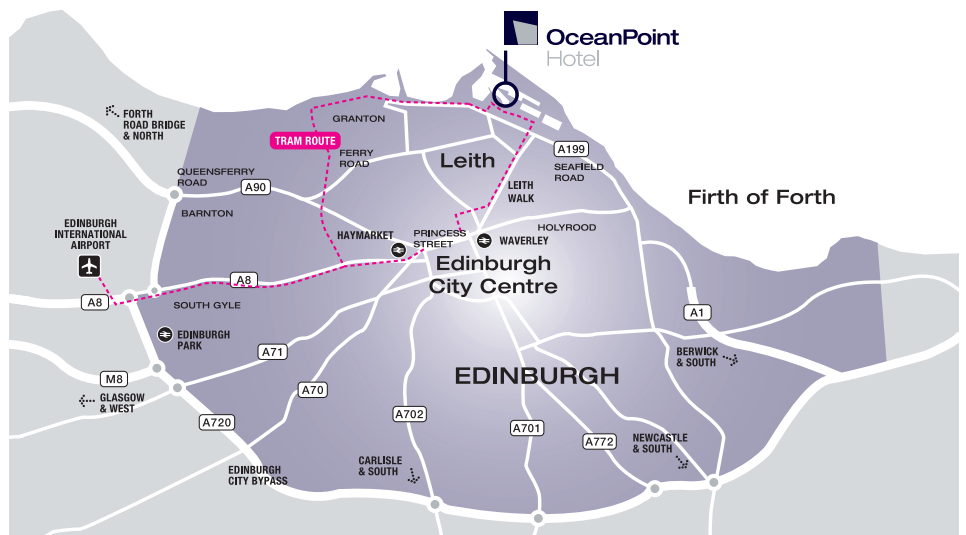


The Victoria Quay building became part of the Scottish Executive following devolution to the Scottish Parliament in 1999. It is the largest single office of the Scottish Government and contains Development and Education Departments.

The site benefits from the following attractions:

- Immediately available to the east of the site is the 9 storey Ocean Point Grade A office building, home to a range of occupiers including Visit Scotland.
- Easily accessible from Edinburgh City Centre (only 2.5 miles away) and the new tram operation, due to arrive early 2011, will stop directly outside the hotel, transporting people directly into the city centre and Edinburgh Airport.
- Site is located adjacent to the retail and leisure attraction 'Ocean Terminal' which has over 80 shops and attracts over 400,000 visitors per month.
- Located 5 minutes from the popular tourist attraction Royal Yacht Britannia.
- The Scottish Government's 377,000 sq ft head office is located adjacent to the development site alongside many other commercial business operators in Leith.
- The old port area of Edinburgh-Leith has many atmospheric bars, bistros and boutiques and is only 500 yards away.

Further development plans for Edinburgh's Waterfront at Leith docks will help create an outstanding waterfront destination. With a choice of new housing, new businesses, industry, community facilities, open spaces and a diverse variety of leisure facilities, many based around the water, the development has been planned as a sustainable community where people will want to live, work and play. Leith Docks will be the UK's largest waterfront regeneration project.

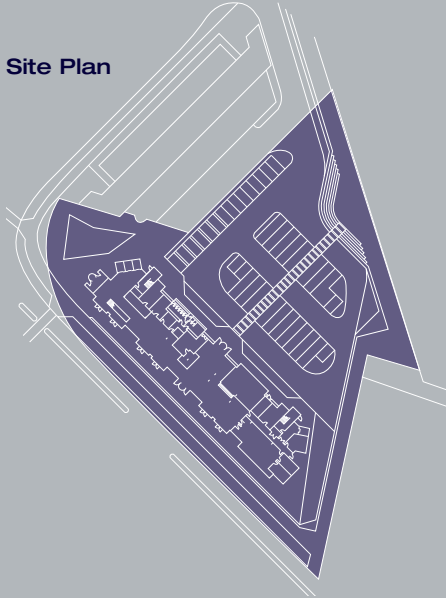


Ocean Point Hotel

The Ocean Point site extends to 0.6 hectares. Detailed planning consent has been granted (16th December 2009) for a hotel scheme on the site. Copies of all relevant planning documentation can be found at www.theoceanpointhotel.com but key elements of the consented scheme include:

- 250 bedrooms
- Conference and meeting room facilities
- Full bar/restaurant bar facility
- 56 car parking spaces

Site Plan

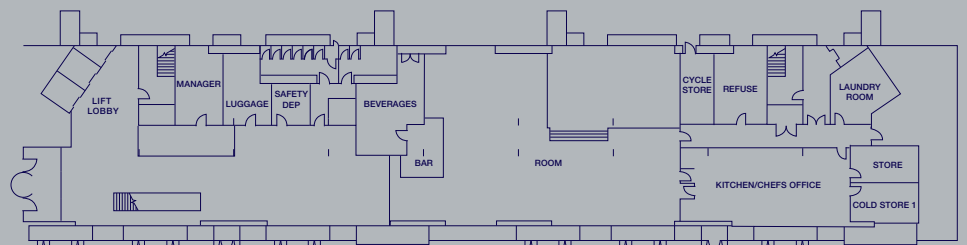


Site Location & Details

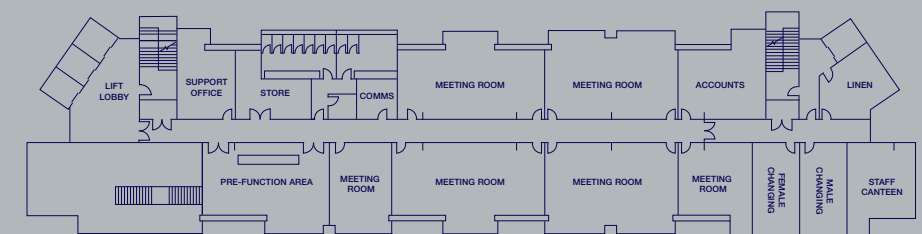


Front of House	sq m
Reception and Foyer Area	200
Managers Office	26
Luggage Store	18
Safety Deposit	9
Restaurant/Bar	310
Bedrooms	no. of bedrooms (250 total)
Standard Single/twin/double rooms (21-24m ² ex. En-Suite)	212
Corner Single/twin/double rooms (29m ²)	16
Disabled Person Rooms (25m ² ex. En Suite)	16
Two room suite (55m ² ex. En Suite)	6
Conference	sq m
Pre function Area/Servery	63
*Small Meeting Rooms (2)	35
*Large Meeting Rooms (4)	74
Conference Support Office	29
Conference Storage	23
*note: meeting rooms can be combined	

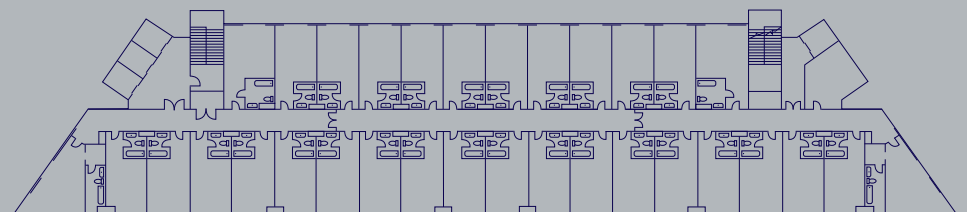
Ground Floor Plan



First Floor Plan



Typical Upper Floor Plan





Tourism facts & figures

- **Edinburgh's Tourism Economy:**

Tourism is one of Scotland's biggest industries, worth more than £4.2 billion a year, with Edinburgh's tourism generating £1.6 billion of that value. A tenth of the city's workforce – 31,000 people, are employed in the industry.

- **Visitor Numbers:**

Edinburgh is the UK's favourite domestic holiday alternative to London and its strong reputation as a year-round city break destination attracts 3.6 million visitors a year, more than 1 million of them from overseas, accounting for more than 13 million bed-nights in the city.

- **Demand for Bed Spaces:**

By 2015, Edinburgh is expected to need another 4,000 hotel rooms to meet demand.

- **Occupancy Rates:**

According to the Edinburgh Principal Hotels Association, occupancy rates are running at record levels. Nearly eight out of ten hotel rooms in the capital are occupied all year round, giving Edinburgh the highest occupancy rates outside London, according to the PKF Hotel Britain 2007 survey.

- **Business Tourism:**

Business tourism generates around £300 million a year for the local Edinburgh economy and accounts for roughly a fifth of Scotland's tourism income. Edinburgh is the UK's most favoured city after London to hold an international conference, with delegates spending an average £364 per day on accommodation, meals, shopping, transport and other services. According to VisitScotland's Business Tourism Unit, business tourists generally spend 80% more than leisure travellers and take more than half of their breaks off-season.

- **Edinburgh Convention Bureau Ltd:**

The ECB was formed in 2005 tasked with the marketing, selling and organising of Scotland's capital city as a premier conference, incentive and event destination. The value of meetings and conferences won for the city by the Edinburgh Convention Bureau in 2007/8 was £72.8 million – a 6.2% increase on the previous year's figures. Edinburgh is now the 36th most popular destination in the world in which to hold an international association meeting according to figures released by the International Convention and Congress Association (ICCA).

- **International Connectivity:**

Edinburgh City Region is one of Scotland's best-connected areas, with a sophisticated transport network linking it with the rest of the UK, Europe and beyond. Edinburgh International Airport serves more than 100 destinations with 40 airlines, with forecasts projecting that by 2025 the airport will handle 25 million passengers each year. Edinburgh's two mainline rail stations are vital hubs for the city, transporting thousands of commuters and visitors across Scotland and the UK every day, whilst the region's road network provides easy access to the City and beyond. The construction of Edinburgh's ambitious new tram network is now underway.

PRICE:

Offers are invited for our clients freehold interest in the site.

ALL ENQUIRIES:



james.thomson@dtz.com
peter.fraser@dtz.com
www.theoceanpointhotel.com

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

The site is brought to you by Ocean Point Developments which is a joint venture between AWG Property and Bill Kilmurry.