



Collegelands Glasgow

GLASGOW'S VIBRANT
NEW QUARTER



Collegelands is positioned immediately east of Glasgow's renowned Merchant City where there is an abundance of cafes, bars and restaurants, giving a continuous vibrancy to the area.

Collegelands A Vibrant Glasgow Location





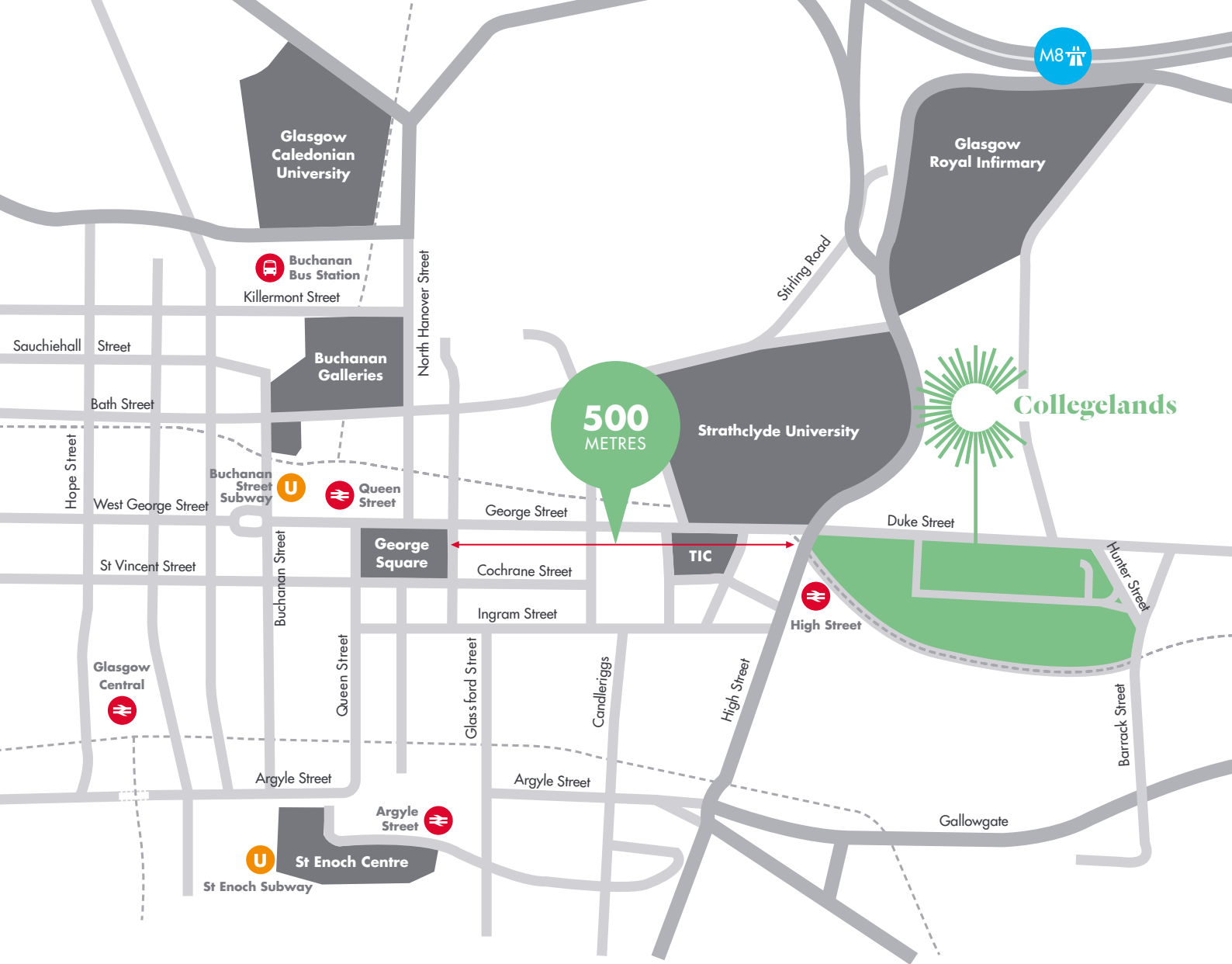
Dawn Developments has already completed a number of developments within Collegelands as follows:-

- 90,000 sq ft office space let to Glasgow City Council and funded by Standard Life Investments.
- 588 bed student accommodation operated by Watkin Jones.
- 243 bed student accommodation operated by Legacy Student Living.
- 1,170 space multi storey car park run by City Parking LLP and funded by Standard Life Investments.
- A leading hotel chain is also expected to be announced shortly.



The story so far...





An address rich in culture, character and amenity.

As well as being immediately adjacent to the Merchant City, Collegelands is also in close proximity to Strathclyde University, the recent developments on George Street including the Inovo building and Technology Innovation Centre (TIC).

Collegelands is also convenient for Queen Street Railway Station and benefits from High Street Railway Station on its doorstep.



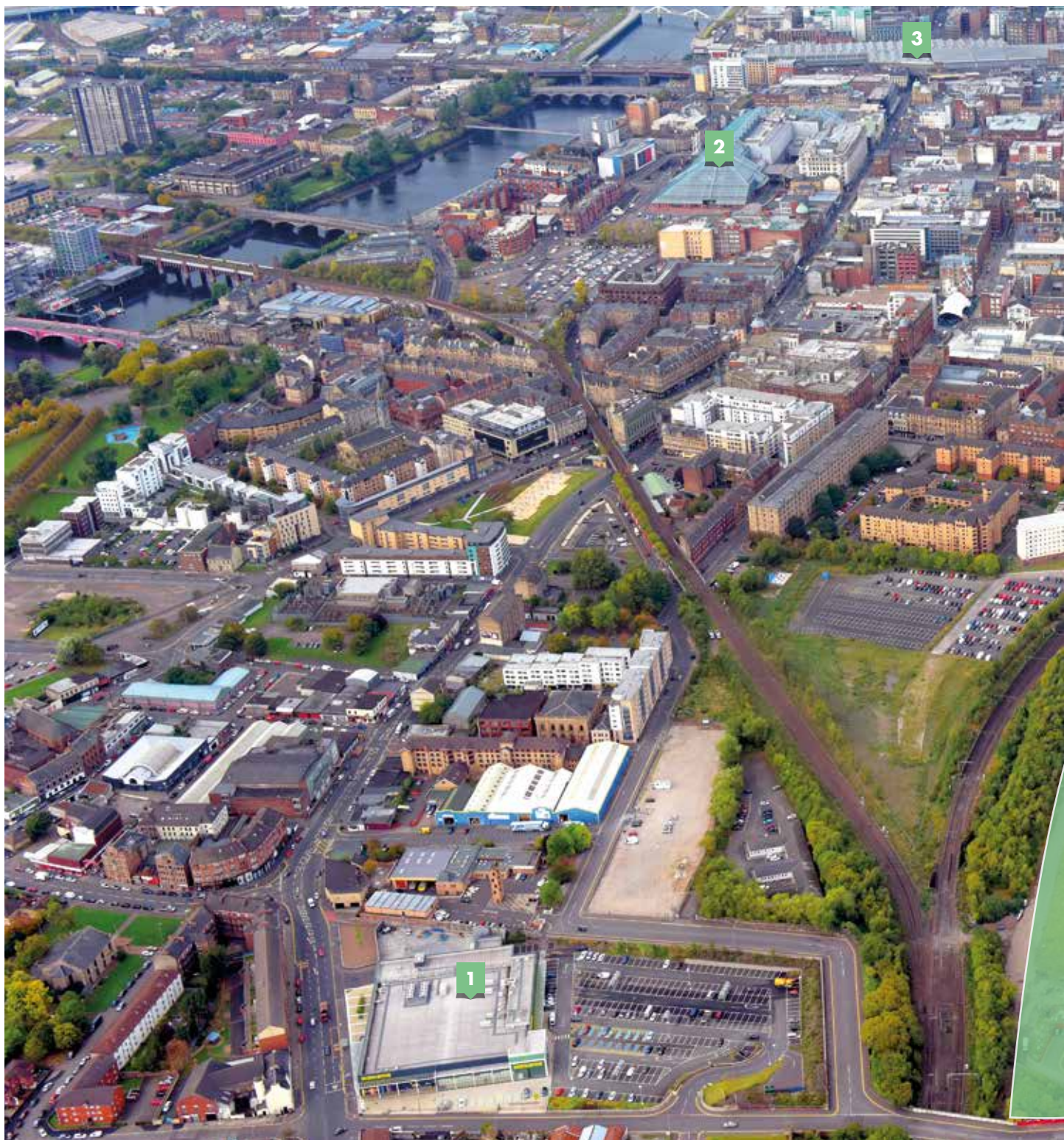
Technology Innovation Centre (TIC)



Legacy Student Living at Collegelands



A prime position



Key

1 Morrisons Supermarket

2 St Enoch Shopping Centre

3 Glasgow Central Station

4 High Street Station

5 George Square

6 George Street

7 Queen Street Station

8 University of Strathclyde

9 Tennent Caledonian Breweries





The opportunity



Glasgow City Council new HQ at Collegelands



Watkin Jones at Collegelands

The Opportunity - Collegelands offers one of the largest and most capable serviced development sites within Glasgow, catering for a number of uses including office, student accommodation, car parking, leisure and residential.

On offices for example, there is capacity for an additional 400,000 sq ft of space on a bespoke design and build basis.

Master Plan



Key

- Development Site

- Legacy Student Living

- Proposed Hotel Location

- GCC Office Building

- Multi-Storey Car Park

- Student Residence

- Existing Residential

- Existing Retail Residential



3 Legacy Student Living



4 Multi-Storey Car Park



5 Future student accommodation

East to Edinburgh



6 Watkin Jones





Dawn Group Previous Developments



The Dawn Group, is one of the leading developers in Scotland with a significant track record of successful developments across Scotland and Northern England.

In particular, Dawn has a substantial track record and experience in delivering design and build projects for major occupiers, most notably Scottish Power for its new 220,000 sq ft headquarters in Glasgow.

1. Tesco, Galston
2. Junction 24 Business Park
3. House of Fraser, Dundee
4. Eastgate, Glasgow
5. Scottish Power

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A development by



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