

# NEWCASTLE GREAT PARK

## TOWN CENTRE

*Town centre retail  
units to let*

*A1, A2, A3, A4 & A5  
use classes*

*Units from 940 sqft  
to 2,030 sqft +*

*New town centre  
location adjacent to A1*

*Projected neighbourhood  
population of 14,000  
residents by 2030*



## NEWCASTLE GREAT PARK

Newcastle Great Park is the largest housing development in the North East of England, creating a new sustainable and vibrant neighbourhood 3 miles north-west from Newcastle City Centre centred around a purpose built multi-use town centre.

When completed the development will consist of 4,500 new homes, ranging from one bedroom apartments to five bedroom executive family houses, over the 1,200 acre site. To date the development also provides a new primary school, private nursery, community centre and playing fields. Plans are progressed to deliver a further primary school, a secondary school and further playing field space. The development also provides accommodation for businesses, with the Sage international HQ on the north of the site with 1500 staff members alongside further office accommodation including ESH Plaza.

The site is well located, adjacent to the A1 linking with the wider Tyne Wear Conurbation, and with good bus links into Newcastle City Centre.





## TOWN CENTRE

The town centre will act as the community hub for the growing residential and working population at Newcastle Great Park. The town centre provides 26,500 sqft of retail and leisure accommodation across 4 blocks with residential apartments above. These multi-use blocks will sit alongside a proposed c.20,000 sqft supermarket with its own dedicated parking.

The town centre will be based around an attractive town square with pedestrianised open space between the blocks. There will be on site dedicated parking for c.500 cars, as well as good bus links from Wagonway Drive. The final town centre public realm works are timetabled for Summer 2018.

Alongside the retail accommodation in the town centre, there is further land available for a variety of uses including for a Pub, Doctors Surgery and Nursery in the centre of Newcastle Great Park.

## ACCOMMODATION

The accommodation currently provides floor areas from **940 sqft** to **2,030 sqft**, but can be amalgamated in places to create larger units.

The units have consents for **A1 (Shops)**, **A2 (Financial & Professional Services)**, **A3 (Restaurant & Café)**, **A4 (Drinking Establishments)** and **A5 (Hot Food Takeaway)** Use Classes within the development.

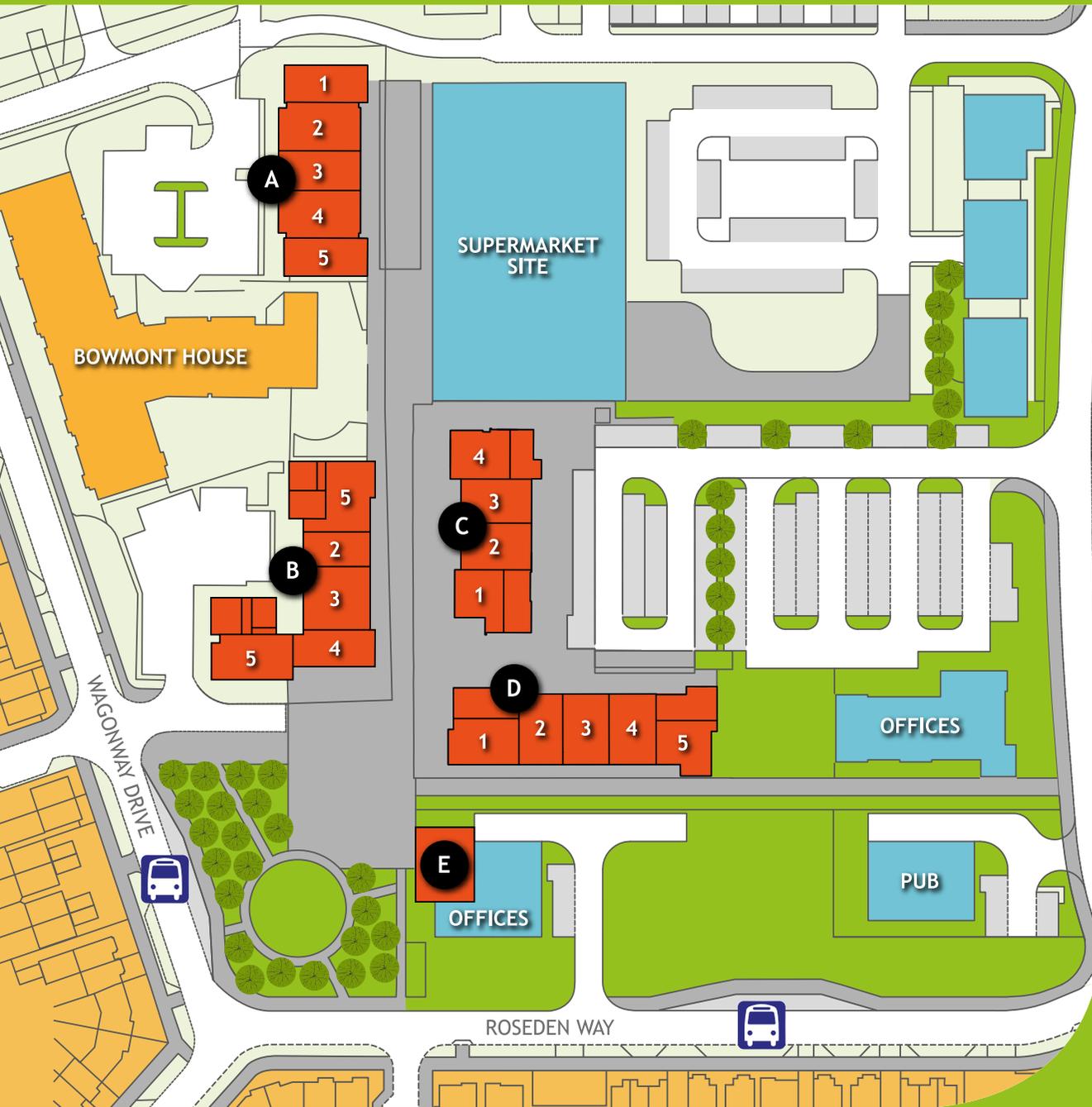
All of the retail units benefit from rear loading and bin storage. The units will be handed over to shell specification with capped off services.

The units are available for immediate occupation.

There are further parcels of land available for development in the Town Centre for alternative uses such as Doctors Surgery, Dentists and Healthcare uses as well as a Private Nursery.



*A community hub for  
the growing population  
of Newcastle Great Park*



**KEY** ■ UNITS TO LET ■ ALLOCATED BUILDINGS ■ RESIDENTIAL AREAS ■ BUS STOP

## UNITS TO LET

UNIT	SQFT	SQM
<b>A</b> MIDDLETON NORTH		
1	951	88.35
2	1091	101.36
3	1550	144.00
4	1091	101.36
5	937	87.05
<b>B</b> MIDDLETON SOUTH		
1	1694	157.38
2	1078	100.15
3	2029	188.50
4	1401	130.16
5	1734	161.09
<b>C</b> BRANTON NORTH		
1	1163	108.05
2	1507	140.00
3	1507	140.00
4	1356	125.98
<b>D</b> BRANTON SOUTH		
1	1798	167.04
2	1464	136.01
3	1464	136.01
4	1464	136.01
5	1302	120.96
<b>E</b> E		
1	2093	200.00
<b>LAND SITES</b>		<b>ACRES</b>
Pub		0.34
Offices		0.28

## TERMS

All of the retail units are available on a new full repairing and insuring lease basis for terms to be agreed. Please contact the retained agents for more information.

The further parcels of land are available for sale on a Long Leasehold basis. Further details on application.

## EPC

The Energy Performance Certificate ratings are available upon request.

## LEGAL COSTS

Each party will bear their respective costs in connection with this transaction.

## CONTACT

For further information please contact retained agents @retail.

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