

NEWCASTLE GREAT PARK TOWN CENTRE

*Town Centre Retail/
Leisure Units To Let*

*A1, A2, A3, A4 and
A5 Use Classes*

*Units from 1,163
to 3,000 sq ft*

*Morrisons Supermarket
opening early 2023*

*New Town Centre location
adjacent to A1*

*Projected neighbourhood
population of 14,000
residents by 2032*



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.

There are approximately 3,000 residential properties over the 1,200 acre site currently, which will increase to circa 4,500 houses when the site is fully built out by 2032. The development already consists of two primary schools, a private nursery, community centre with playing fields and we are expecting the Gosforth Academy Secondary School to be opening in September 2023. The development also provides accommodation for businesses, on the north of site within the Esh Plaza office scheme together with Persimmons Head Office in the heart of the town centre and there are plots available for future further residential and town centre development.

The site is well located, adjacent to the A1, which provides easy links to the wider Tyne & Wear Conurbations, and with direct bus links into Newcastle City Centre and Kingston Park. In addition there is a Spine Road in place linking Newcastle Great Park with the nearby Kingston Park, which will add to the ease of access to the new town centre.





TOWN CENTRE

The town centre acts as the community hub for the growing residential population of Newcastle Great Park. The town centre provides 25,500 sq ft of retail and leisure accommodation across 4 blocks with residential apartments above. There have been several new additions to the scheme including a convenience store, pharmacy, hairdressers, beauty salon, bakery, dentist, Asian fusion restaurant and estate agents with many more interested parties keen to secure representation within the development. Morrisons are due to open a supermarket of circa 20,000 sq ft on the northern edge of the town centre in early 2023, with its own dedicated parking for 190 vehicles.

The town centre is based around an attractive town square with pedestrianised open space between the blocks. There is on site dedicated parking for town centre visitors for c.120 vehicles.

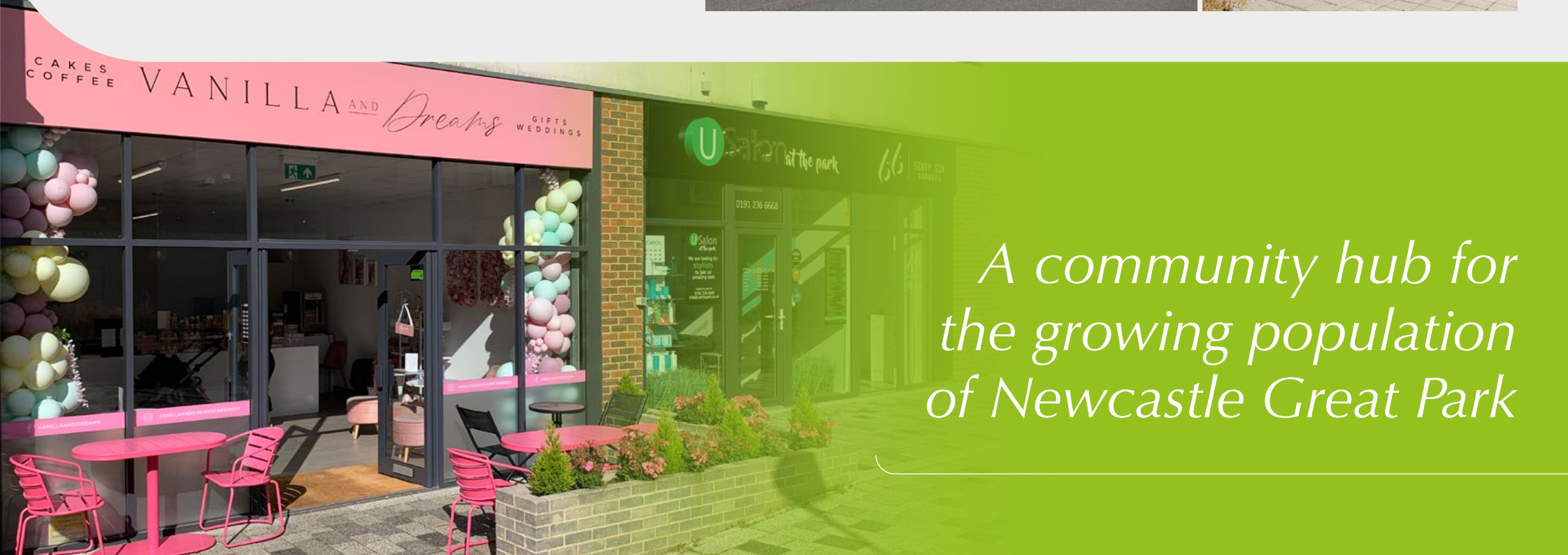
Alongside the retail and leisure accommodation in the town centre, there are further plots of land available for a variety of uses including a Pub, Nursery, Residential Care Homes and other Leisure uses in the centre of Newcastle Great Park.

ACCOMMODATION

There are numerous opportunities available throughout the scheme ranging in size from 1,163 sq ft to 3,000 sq ft with the potential to amalgamate properties to create larger units.

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

The units will be handed over in a shell specification with capped off services and they are available for immediate occupation. The Branton North and South blocks are earmarked for food and leisure operators as they benefit from having a 3 phase electrical supply and the potential for external extraction. There are Full Technical information Packs and floor plans available for all of the units within the scheme.



*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	TENANT/STATUS	SQ FT	SQ M
A MIDDLETON NORTH			
1	Guinot	951	88.35
2	Available	1091	101.36
3	Great Park Dental Practice	1550	144.00
4	Available	1091	101.36
5	Great Park Pharmacy	937	87.05

B MIDDLETON SOUTH			
1	Available	1694	157.38
2	Available	1078	100.15
3a	U Salon	1087	101.00
3b	Vanilla & Dreams	928	86.21
4	Brunton Residential	1401	130.15
5	One Stop	1734	161.09

C BRANTON NORTH			
1	Available	1163	108.05
2	Available	1507	140.00
3	Available	1507	140.00
4	Available	1356	125.98

D BRANTON SOUTH			
1	Available	1798	167.04
2	Available	1464	136.01
3	Available	1464	136.01
4	Kwai Feh Chinese Restaurant	1464	136.01
5	Available	1302	120.96

LAND SITES	ACRES
Pub	0.34
Nursery	0.28

TERMS

All of the retail units are available on a new effective full repairing and insuring lease basis on terms to be agreed. An annual service charge will be payable for repairs and maintenance of common parts. 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.

VAT

All figures quoted are exclusive of VAT and other charges where applicable.

EPC

Further details of the EPC ratings are available upon request, however please note the units are being handed as a shell with capped services.

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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