

# G GROSVENOR

BY **M**

OCCUPIERS INCLUDE:

PRIMARK® RIVER ISLAND

PANDORA vision express

LUSH Superdrug★



RECENT NEW OPENINGS:



TOTAL DEVELOPMENT

320,000 sq.ft

(29,729 sq.m)



NORTHAMPTON  
NN1 2EN



RESIDENTS IN CATCHMENT  
329,000+



810  
PARKING SPACES



WALKING DISTANCE  
OF SHOPPING CENTRE  
10 MINUTES

[grosvenorshoppingnorthampton.co.uk](http://grosvenorshoppingnorthampton.co.uk)



## WELCOME TO GROSVENOR

Grosvenor Shopping Northampton is in the heart of life in Northampton, comprising 320,000 sq.ft of prime retail, leisure and events space positioned over two floors.

The penetration of the Northampton catchment is 55%, which is significantly above the average for this type of scheme as Grosvenor Shopping successfully attracts a loyal, local consumer base.

Grosvenor Shopping Northampton boasts over 50 shops and eateries with an individual mix of store and recognised high street brands.



GROSVENOR CENTRE  
FOOTFALL  
c 8-10  
MILLION  
PER ANNUM



£25M  
COMMITTED  
EXPENDITURE  
ON MARKET SQ.  
& ABBINGTON ST



FASTEST NEW BUSINESS  
START-UP RATE  
OUTSIDE M25



2,000+  
RESIDENTIAL UNITS  
ON SITES ADJOINING  
GROSVENOR CENTRE



15,000  
STUDENTS IN TOWN

## MARKET SQ. REDEVELOPMENT

The market square redevelopment in Northampton has now been delivered, transforming the area into the **UK's largest market square**.

The £14 million investment offers various retail, leisure, and event opportunities, attracting a significant portion of the local population.

## NOW COMPLETE

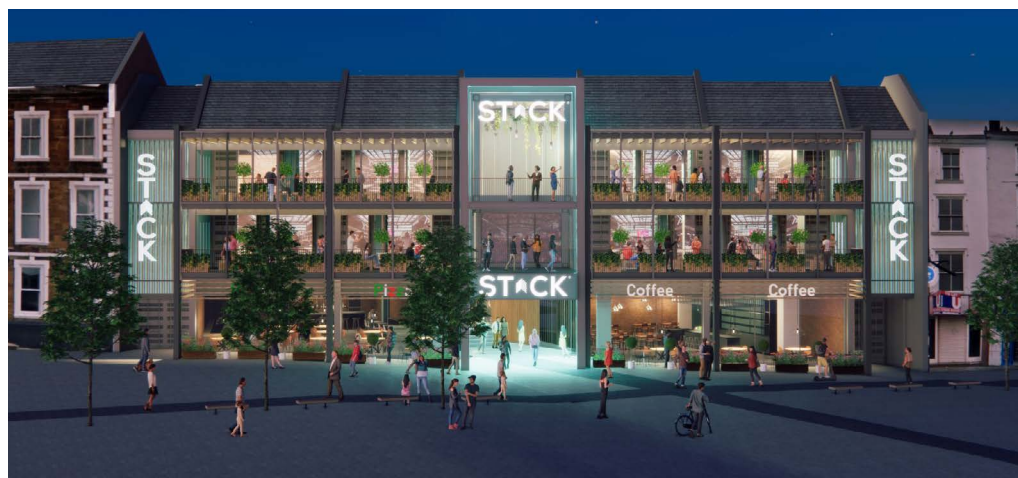


## STACK LEISURE

The new STACK will be home to independent street food outlets, bars, a dedicated space for interactive games and a main stage for live music and entertainment.

The scheme is being supported by West Northamptonshire Council, which is providing up to **£4.2m investment** through the Towns Fund, with a further **£8m investment** from STACK.

## TARGET COMPLETION OF STACK - Q3/4 2026



# G GROSVENOR

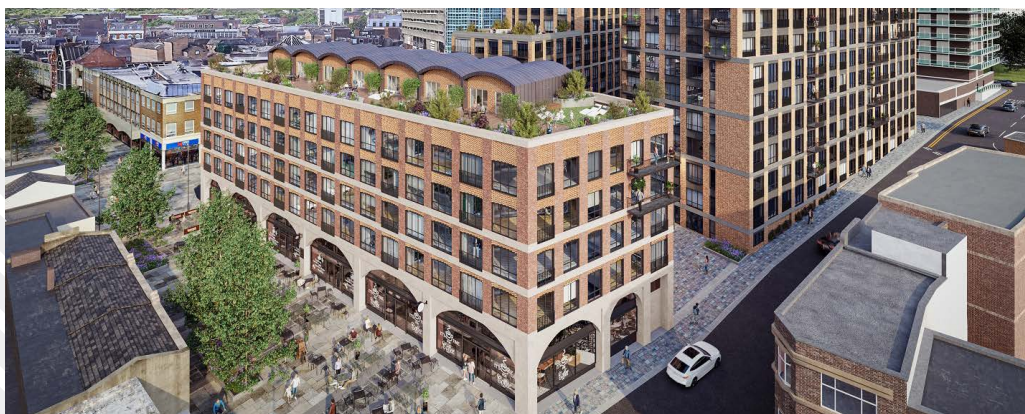
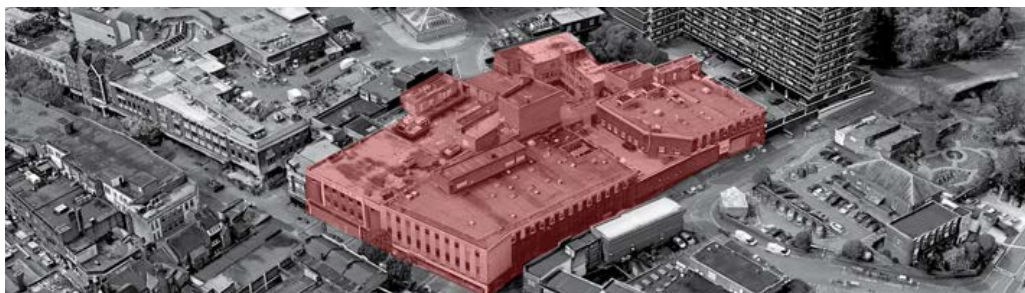
BY **M**

## 35-45 ABINGTON STREET

Located at the heart of the town the rejuvenation of 35 – 45 Abington Street buildings (formerly M&S and BHS) will provide **new homes for residents** above modern leisure or retail space on the ground floor.

Bringing this former vacant space to life, this is set to create new homes and employment opportunities.

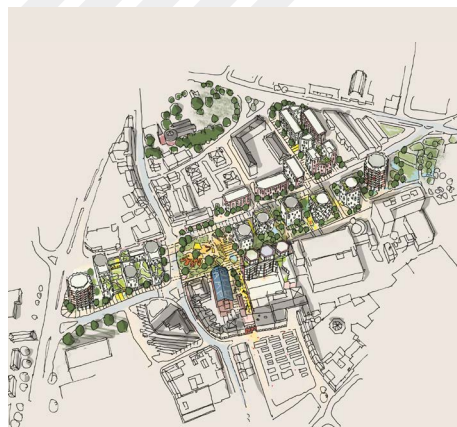
## TARGET COMPLETION SUMMER 2032



## GREYFRIARS

Based on the principles of **creativity, nature, connectivity, play and living**, the Greyfriars development will provide Northampton with a **lively public realm, improved green spaces, new housing** and a **whole host of crafts and entertainment venues**.

Revamp will be a **modern co-working space** for the makers and doers of Northampton, giving established businesses space to **collaborate and grow** whilst being an incubator for start-ups.



## AVAILABLE UNITS

### GROUND FLOOR

|                        |             |
|------------------------|-------------|
| UNIT 2 WS              | 455 Sq Ft   |
| UNIT 7NW STVP          | 2,002 Sq Ft |
| UNIT 19-23 UNDER OFFER | 5,000 Sq Ft |
| UNIT 22NW STVP         | 1,495 Sq Ft |
| UNIT 26NW STVP         | 1,206 Sq Ft |



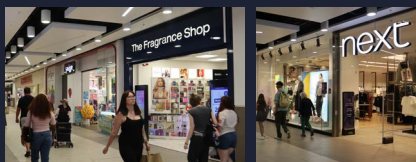
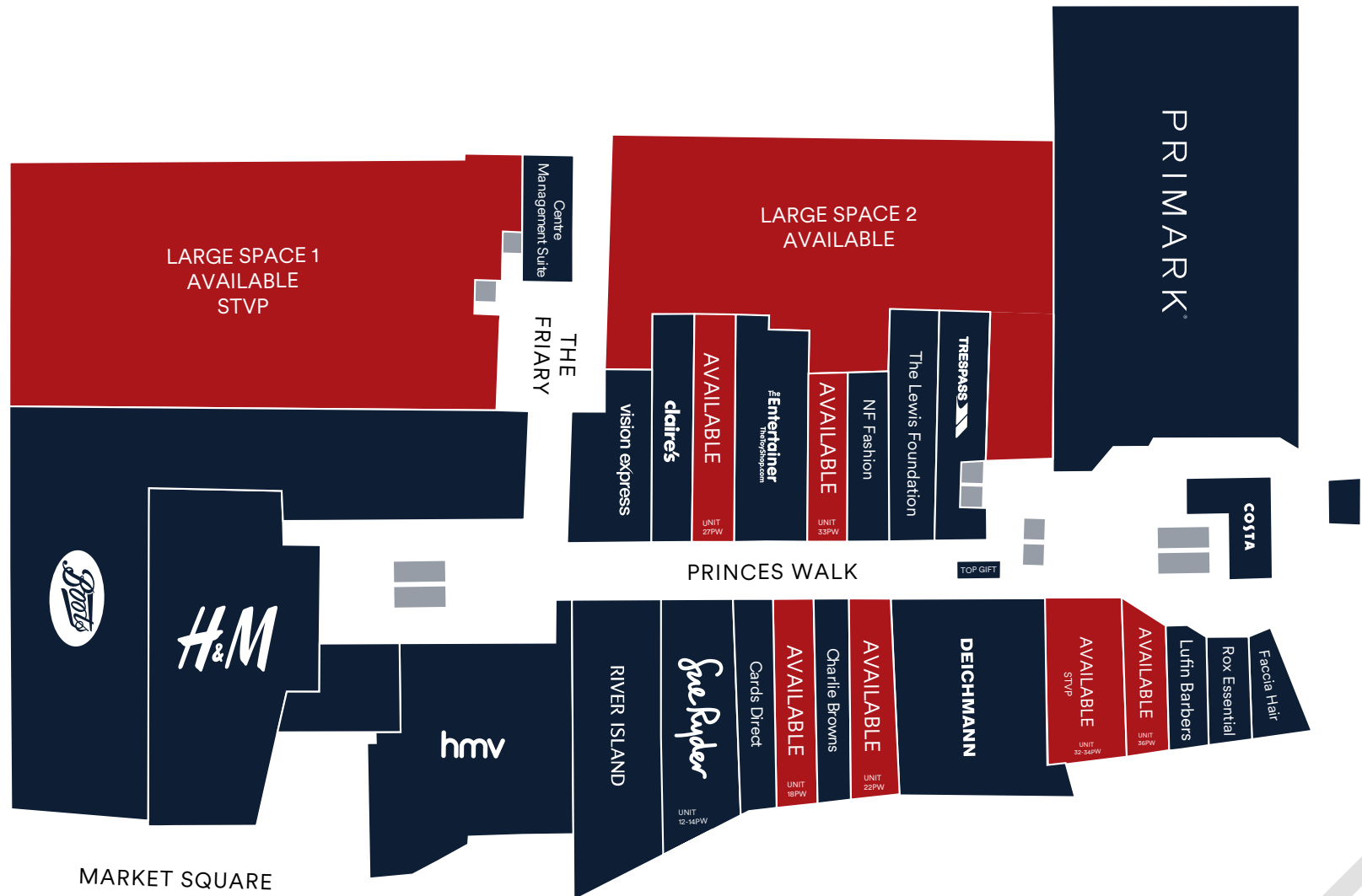
## AVAILABLE UNITS

### FIRST FLOOR

|             |             |
|-------------|-------------|
| UNIT 18     | 1,399 Sq Ft |
| UNIT 22     | 1,174 Sq Ft |
| UNIT 27     | 2,043 Sq Ft |
| UNIT 32-34  | 538 Sq Ft   |
| UNIT 33     | 1,510 Sq Ft |
| UNIT 36     | 904 Sq Ft   |
| UNIT 40     | 495 Sq Ft   |
| UNDER OFFER |             |

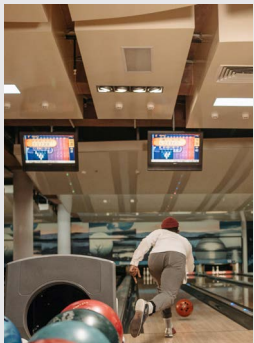
**LARGE SPACE 1**  
41,861 Sq Ft

**LARGE SPACE 2**  
Up to 20,000 Sq Ft



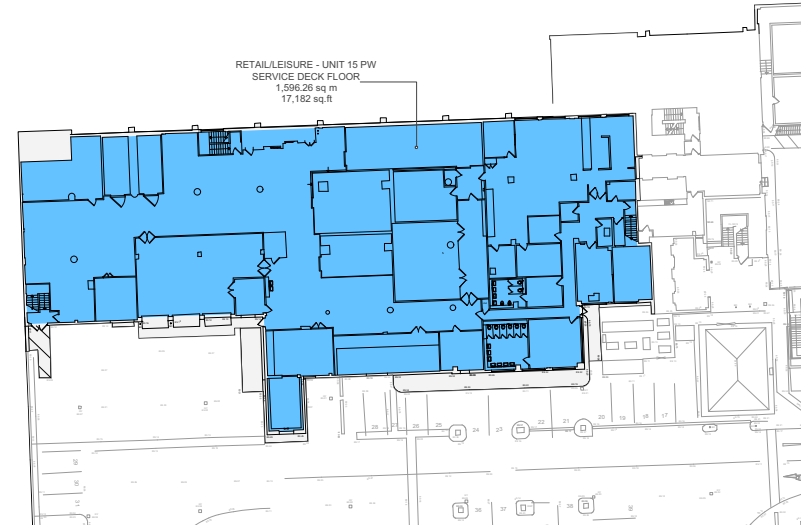
# LARGE SPACE 1 - LEISURE OPPORTUNITY

SUBJECT TO VP



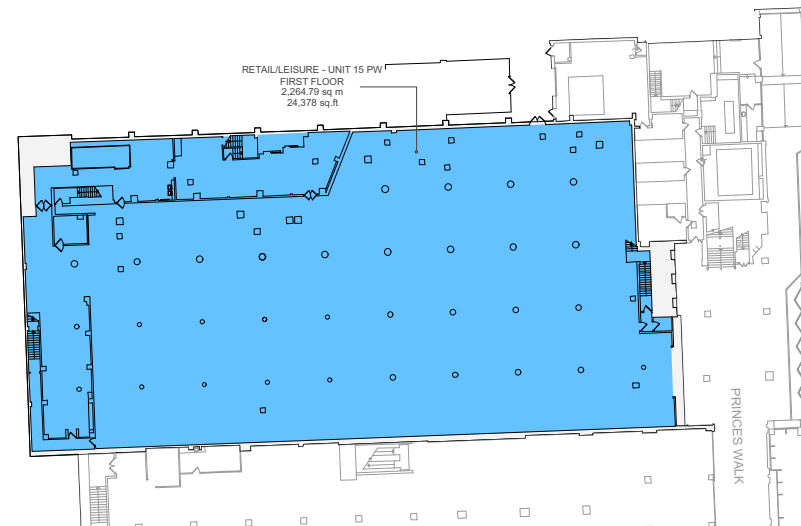
UPPER FLOOR

17,222 sq.ft



LOWER FLOOR

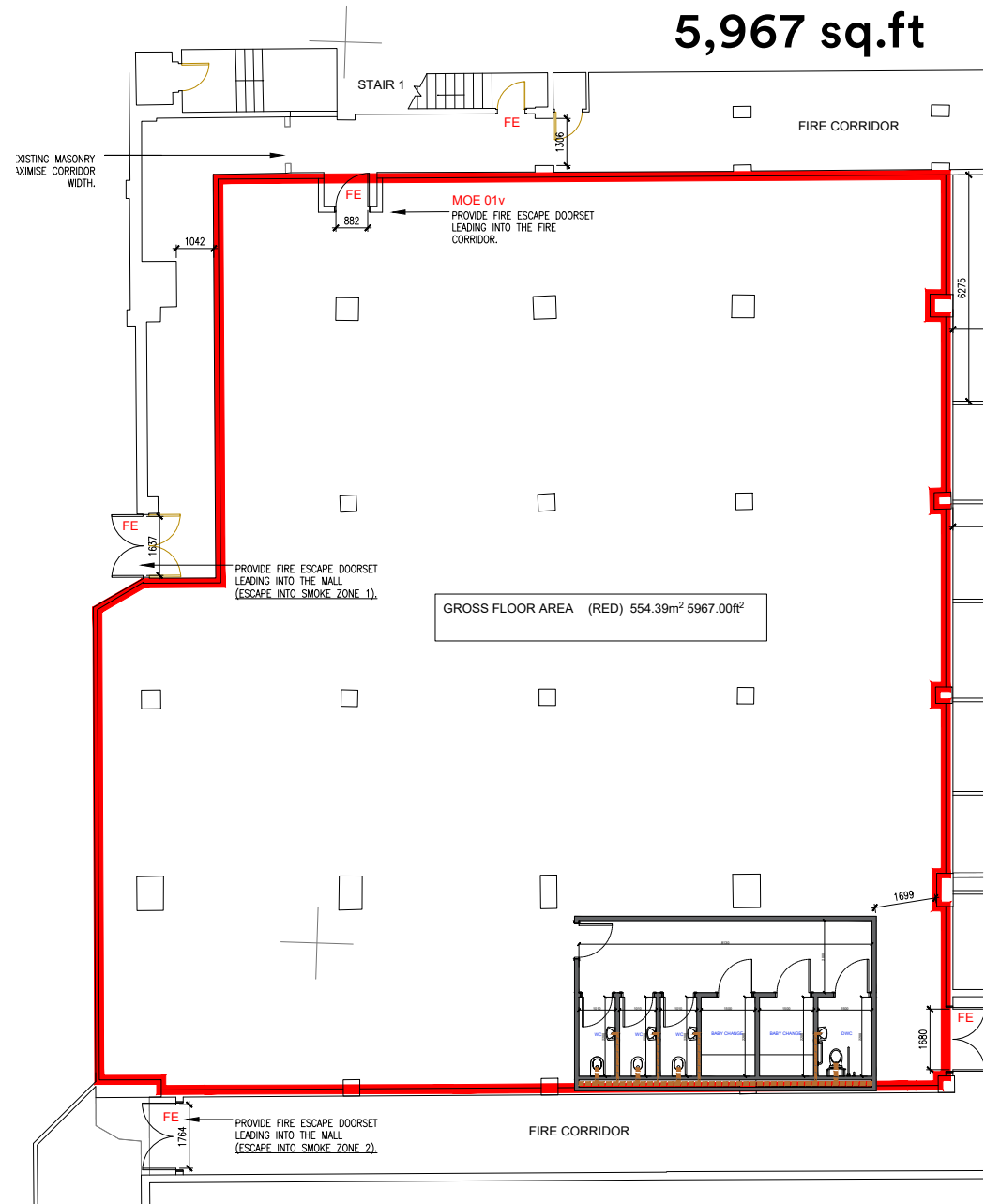
24,639 sq.ft



# LARGE SPACE 2 - LEISURE OPPORTUNITY

SUBJECT TO VP

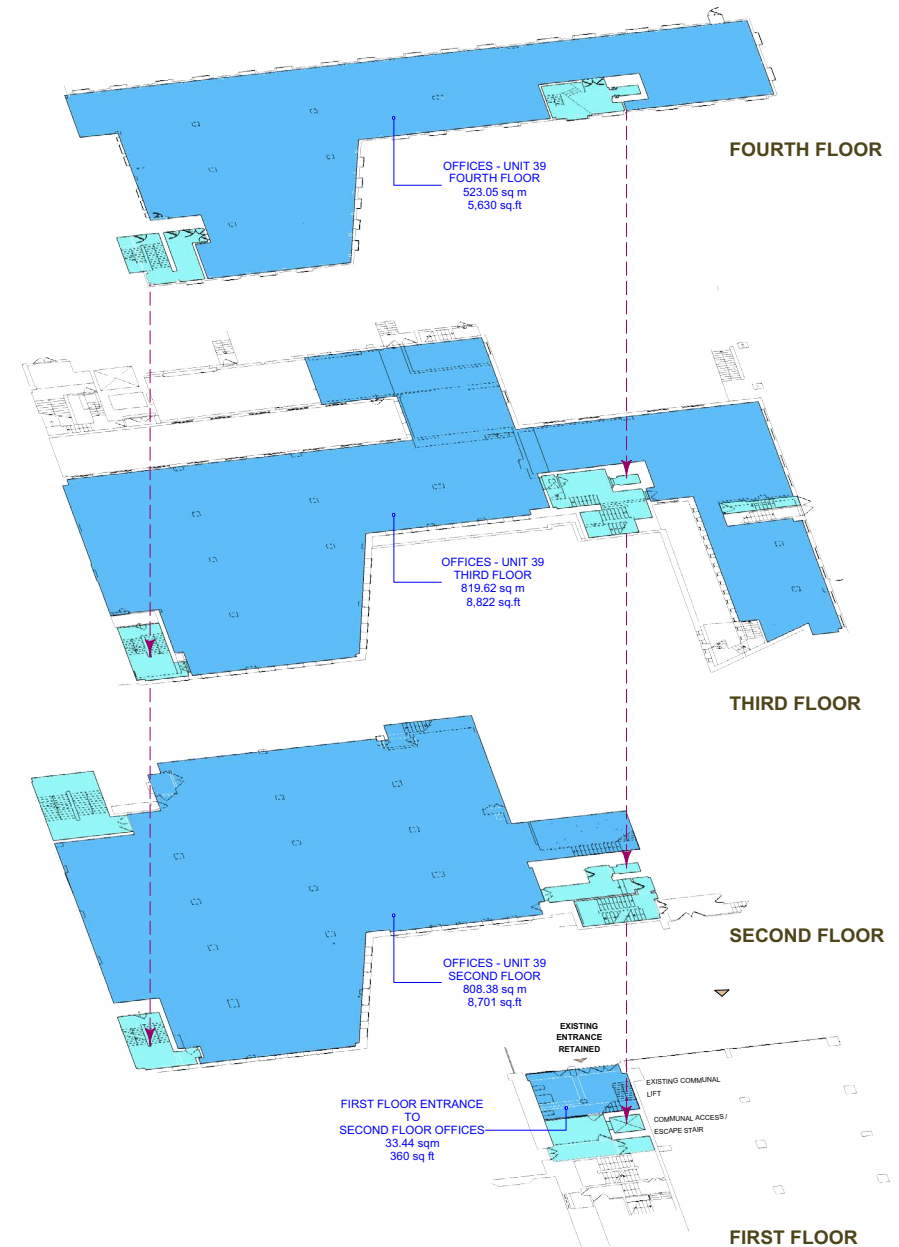
A 5,967 sq.ft unit available in white boxed condition, with new frontage included.



# SERVICED OFFICE OPPORTUNITY

## Accommodation (Approx. Gross Internal)

|                       |                     |                     |
|-----------------------|---------------------|---------------------|
| 1 <sup>st</sup> Floor | 359 sq.ft           | (33 sq.m)           |
| 2 <sup>nd</sup> Floor | 8,701 sq.ft         | (808 sq.m)          |
| 3 <sup>rd</sup> Floor | 8,822 sq.ft         | (819 sq.m)          |
| 4 <sup>th</sup> Floor | 5,630 sq.ft         | (523 sq.m)          |
| <b>Total</b>          | <b>23,512 sq.ft</b> | <b>(2,183 sq.m)</b> |





Northampton Saints Rugby Stadium

Nene Valley Retail Park

Sol Central Leisure Complex

Planned Rail Station development - up to 500 residential units.

Nationwide Campus  
Circa 2,400 employees  
3.9 miles (12 mins) from Grosvenor Centre

Carlsberg Brewery

'Four Waterside' planned development - up to 400 residential units plus hotel.

Marefair Heritage Park - planned development - up to 100 residential units

Market Square Ongoing Development

Greyfriars Development  
Up to 1,500 residential units, office accommodation, civic quarter and leisure amenity

Vulcan Works, Northampton's Cultural Quarter

Market Walk

Former BHS & M&S, 'Abington Quarter', ongoing development - up to 500 residential units.

Northampton Magistrates Court

Northampton House

Former Coach Station

Aldi Development

East Island Site

Clock House ongoing development - 124 key worker homes

Abington Street

University of Northampton  
12,800 students  
0.9 miles (5 mins) from Grosvenor Centre

Barclaycard Campus  
6,000 employees operating from the offices on a regular basis  
3 miles (10 mins) from Grosvenor Centre

# GROSVENOR

BY **M**

## LOCATION & TRANSPORTATION

Northampton is the 7th largest town in the UK and located in the East Midlands of England and lies on the River Nene. Northampton sits approximately 67 miles to the north west of London, 45 miles south east of Birmingham and 30 miles north east of Oxford.

### ROAD

Northampton benefits from excellent road links. The M1 is positioned 4.3 miles (17 minutes) south west and connects Northampton to London (south), Birmingham (north-west) and Sheffield, Leeds and Manchester (North).

### BUS

North Gate Bus Station, opened in 2014, is located immediately north of The Grosvenor Centre and is predominately operated by Stagecoach, providing inner and outer town routes. The National Express bus station is located in close proximity to the centre, on Upper Mounts car park off Victoria Street.

### RAIL

Northampton Railway Station is located on the western side of the town. The station, served by West Midlands Trains, provides regular direct commuter

services to London Euston and to Birmingham New Street in fastest journey times of 56 minutes and 61 minutes respectively. Pre-Covid, Northampton Railway Station served over 3.3 million passengers per year, measured by entry and exit count.

### AIR

Birmingham International Airport is approximately 42 miles north-west of Northampton and offers both domestic and international flights. Birmingham Airport is the third largest airport in the UK outside of London. London Luton Airport sits 39 miles south east of Northampton, accessed from the M1 Motorway.

East Midlands Airport is situated 52 miles to the north of Northampton. The airport is a major air cargo hub, making it 2nd busiest UK airport for freight traffic after London Heathrow.



**Northampton is the 7th largest town in the UK and located in the East Midlands of England**

## LOCATION

Grosvenor Shopping is a modern shopping centre in the fast growing town of Northampton (population growth is 60% above UK average), with a diverse mix of shoppers, workers and students.

Overlap with Rushden Lakes is minimal and limited to sectors east of Weston Favell, where the minority of Northampton's shoppers live.

## VIEWING

Strictly via prior appointment with the appointed agents:



**Hugo Mackichan** 07534 438411  
hugomackichan@fmx.co.uk

**Henry Foreman** 07469 155716  
henryforeman@fmx.co.uk

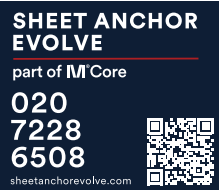
**India Bebb** 07960 023864  
indiabebb@fmx.co.uk



**Mike Willoughby** 07810 480291  
mike.willoughby@greenpartners.co.uk

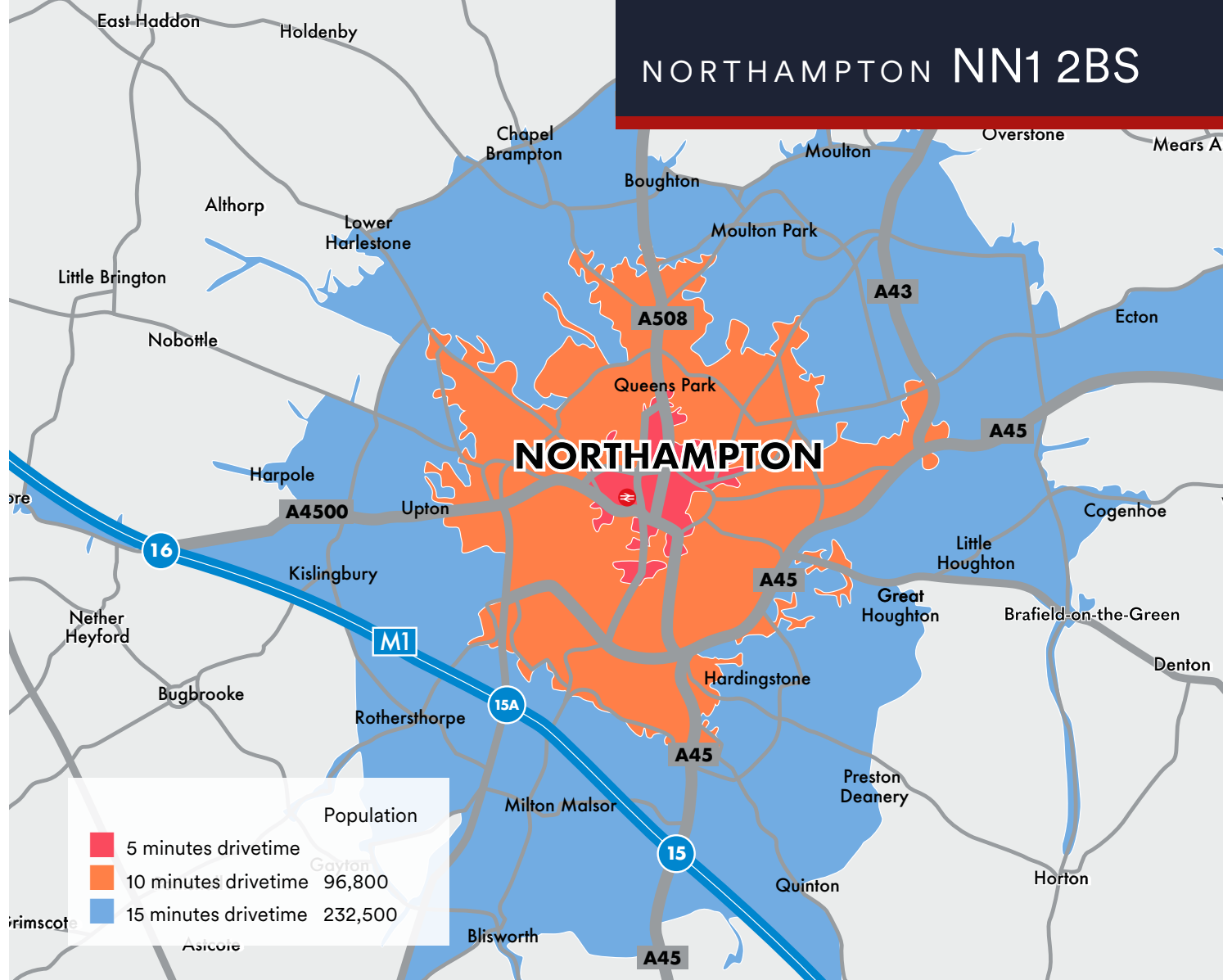
**Freddie King** 07545 386694  
freddie.king@greenpartners.co.uk

OWNED AND MANAGED BY



**Dan Davies**  
M: 07539 887114  
E: ddavies@saevolve.com

**Phil Murphy**  
M: 07850 079782  
E: pmurphy@saevolve.com



\*Potential occupiers to make own enquiries to clarify accuracy of data.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholdingprofessional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).