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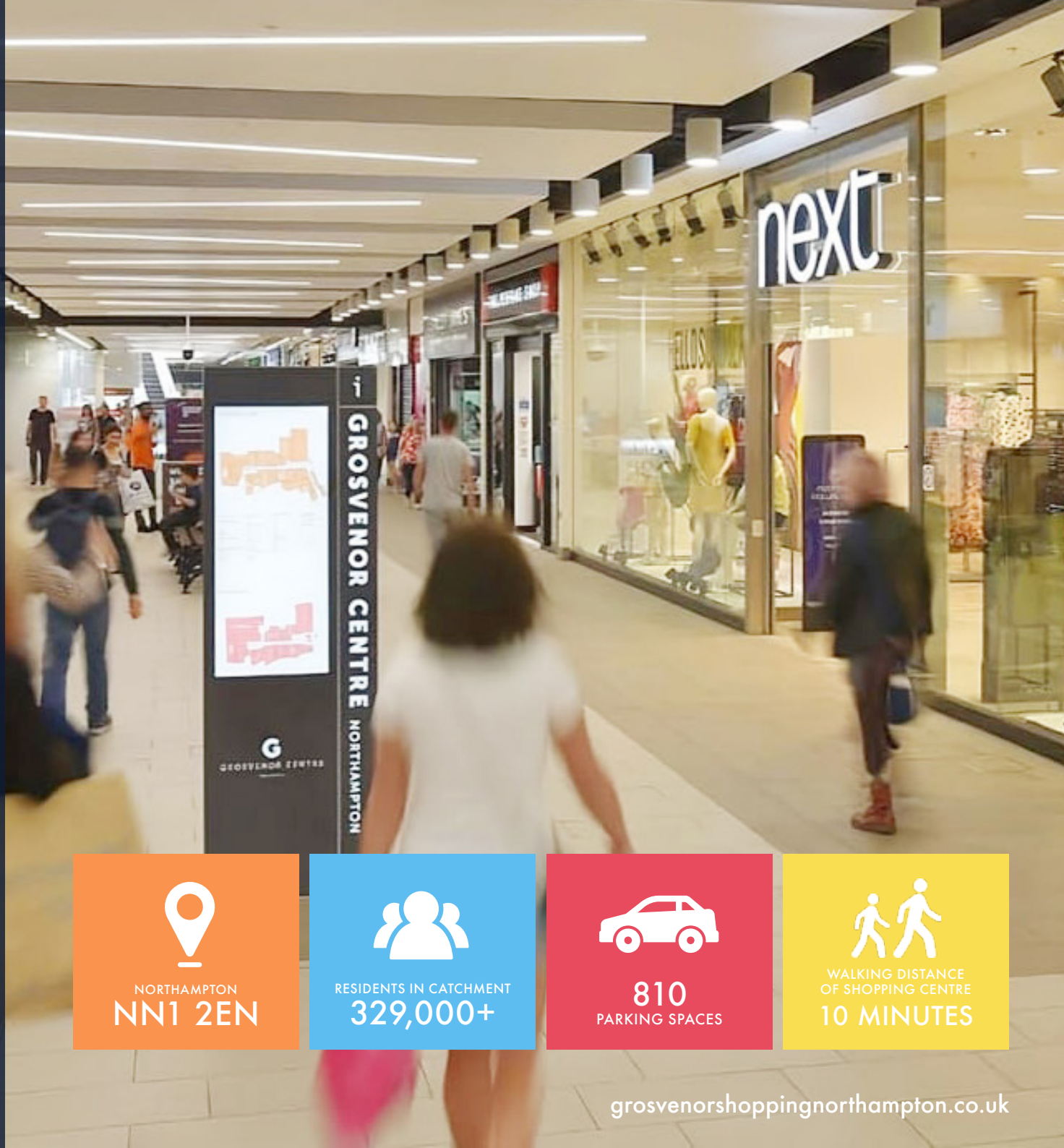
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TOTAL DEVELOPMENT

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)





# GROSVENOR

BY **M**

## WELCOME TO GROSVENOR

Grosvenor Shopping Centre is in the heart of 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.



RETAILER REOPENING  
ARE AT  
**c 5.5  
MILLION**  
PER ANNUM



THE TRIPLE NET INCOME  
FOR 2019 WAS  
**£145,426**  
AND FOR 2020 WAS  
**£76,646**



WORKERS  
**22,000**



KEY WORKER  
HOUSING CURRENTLY  
IN DEVELOPMENT  
**124 UNITS**



**15,000**  
STUDENTS IN TOWN



TOTAL NUMBER OF UNITS **51**

[illegible]





# GROSVENOR

BY **M**



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

Northampton Magistrates Court

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

Former Coach Station

Northampton House

Aldi Development

Abington Street

Clock House ongoing development - 124 key worker homes

East Island Site

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 //**



# GROSVENOR

BY **M**

## 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:



Harry Mitchell 07428 059987  
harrymitchell@fmx.co.uk

Henry Foreman 07469 155716  
henryforeman@fmx.co.uk



Josh Gettins 07545 846799  
josh@primeretailproperty.com

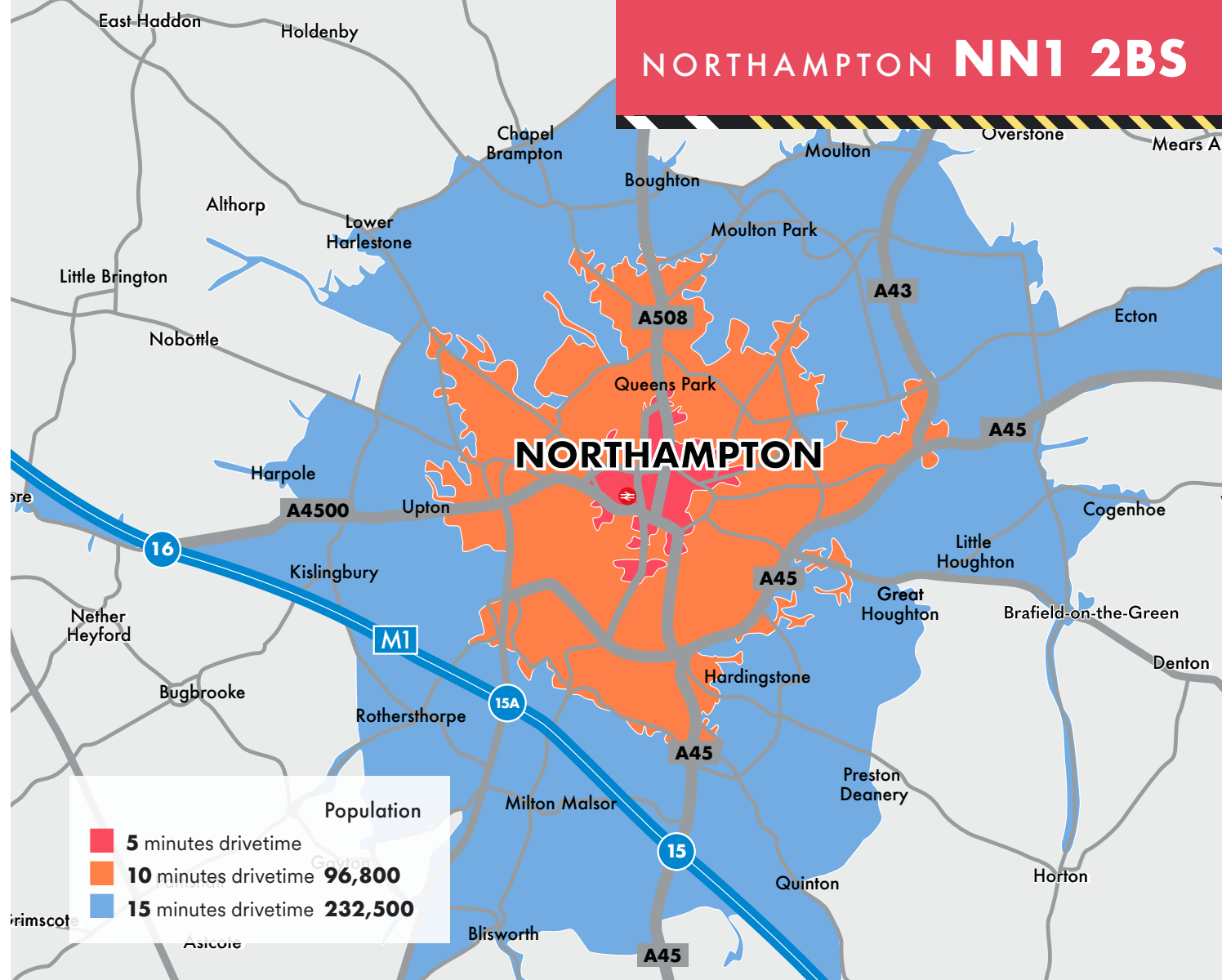
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020 7228 6508  
www.evolveestates.com



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

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