



GROSVENOR

BY M

OCCUPIERS INCLUDE:

PRIMARK®

next

PANDÖRA



H&M

vision express

TOTAL DEVELOPMENT

320,000 sq.ft

(29,729 sq.m)

PLEASE YOUR COFFEE CUPS HERE

Liquid Lids



NORTHAMPTON
NN1 2EN



RESIDENTS IN CATCHMENT
329,000+



810
PARKING SPACES



WALKING DISTANCE
OF SHOPPING CENTRE
10 MINUTES

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 potential market square redevelopment in Northampton aims to transform the area into a vibrant and attractive space.

Investing **£14 million** in the **UK's largest market square**.

It's expected to offer various retail, leisure, and event opportunities, with the goal to draw in a significant portion of the local population.

The redevelopment may include a diverse range of shops and dining options, combining local businesses with well-known brands.

TARGET COMPLETION - Q3/4 2024



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 - Q2 2025





GROSVENOR

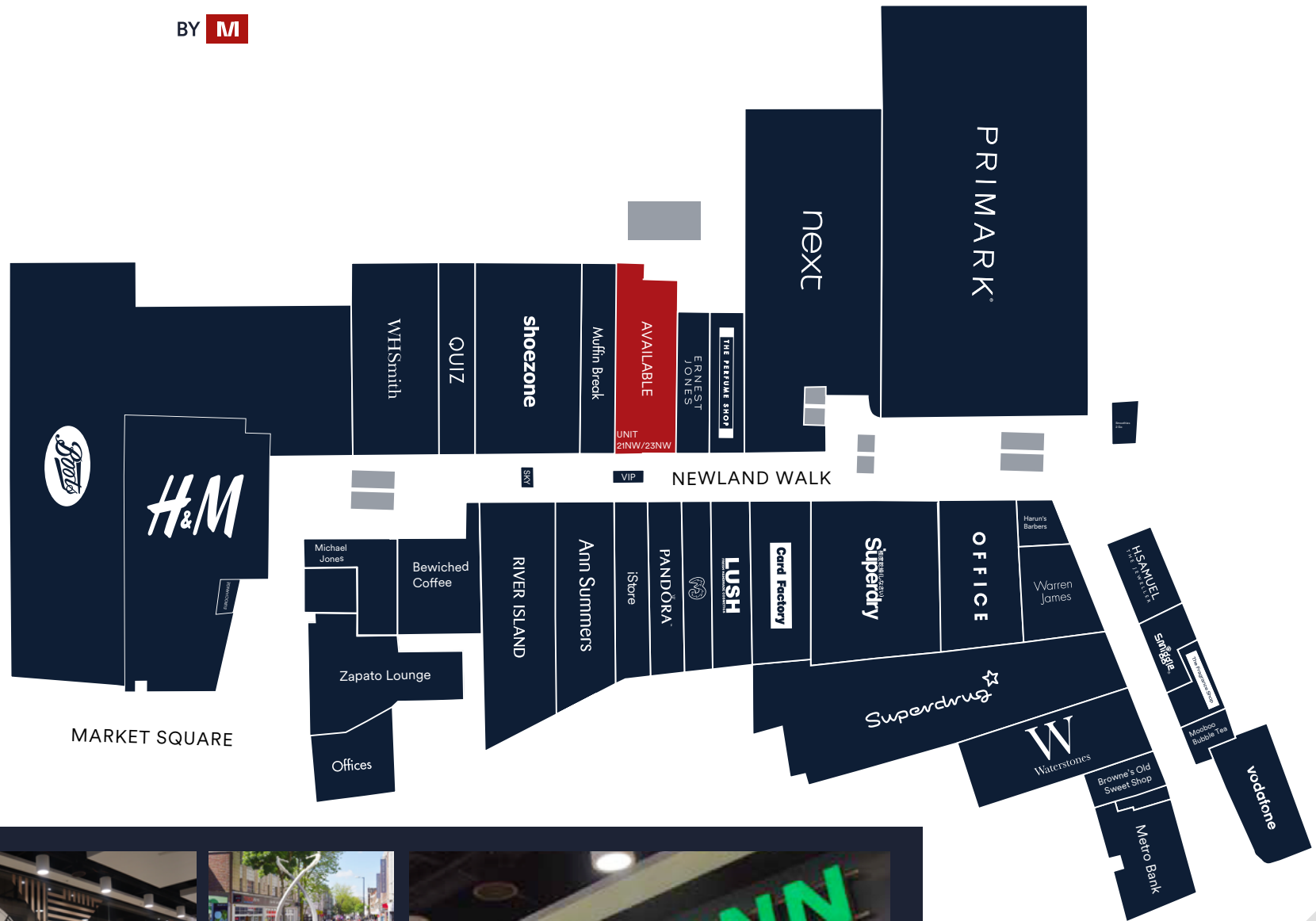
BY **M**

TOTAL NUMBER OF UNITS 51

AVAILABLE UNITS

GROUND FLOOR

UNIT 21/23 3,127 Sq Ft





GROSVENOR

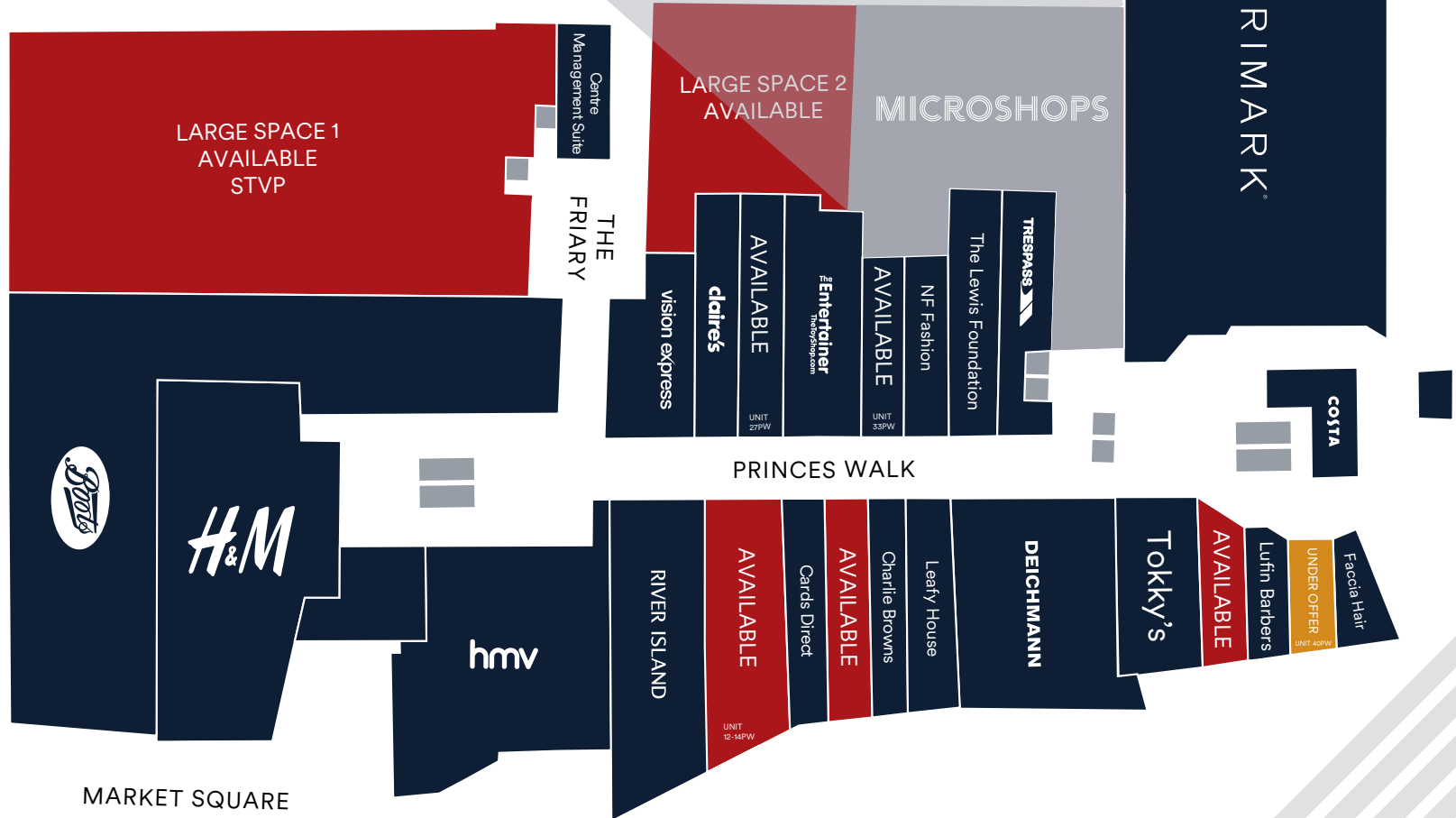
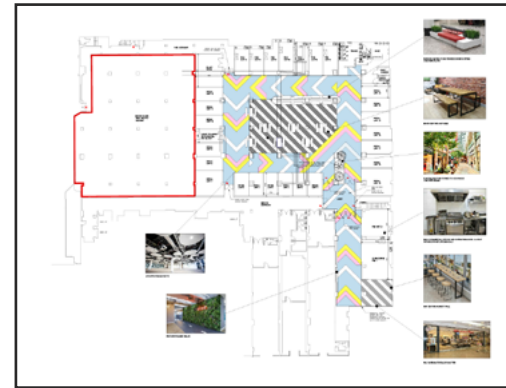
BY **M**

TOTAL NUMBER OF UNITS 51

AVAILABLE UNITS

FIRST FLOOR

- UNIT 12-14 2,276 Sq Ft
- UNIT 27 2,043 Sq Ft
- UNIT 33 1,510 Sq Ft
- UNIT 36 904 Sq Ft
- LARGE SPACE 1 6,526 Sq Ft
- LARGE SPACE 2 6,526 Sq Ft



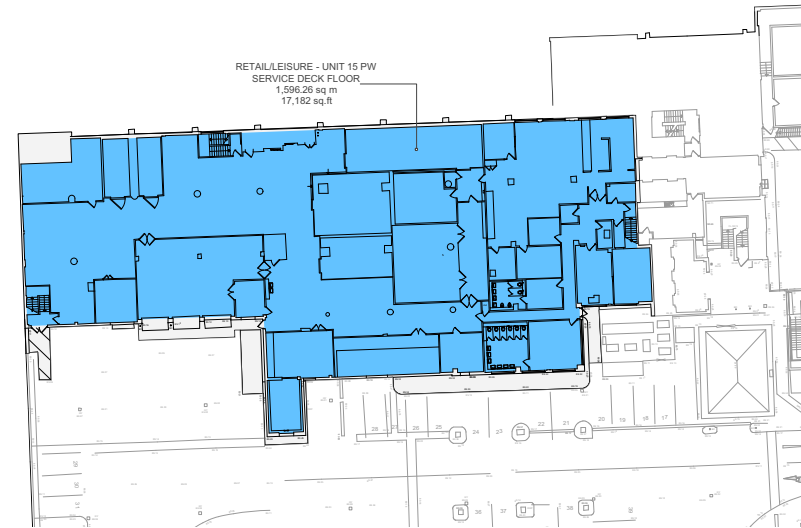
LARGE SPACE 1 - LEISURE OPPORTUNITY

SUBJECT TO VP



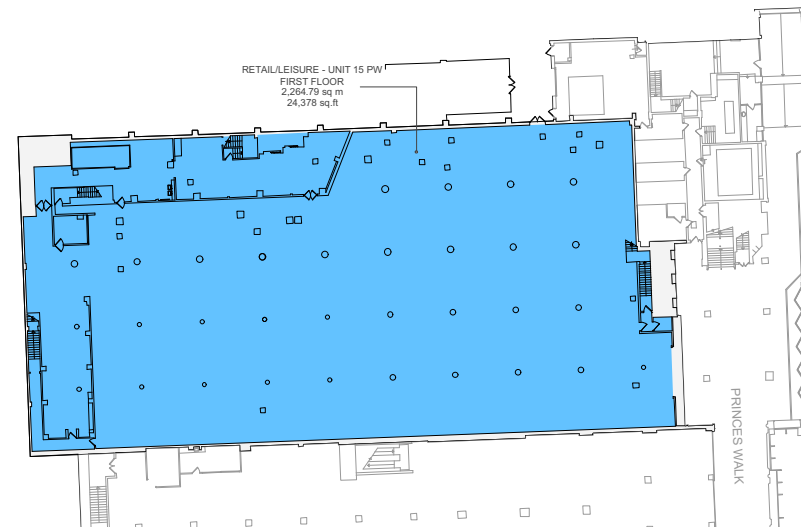
UPPER FLOOR

17,222 sq.ft



LOWER FLOOR

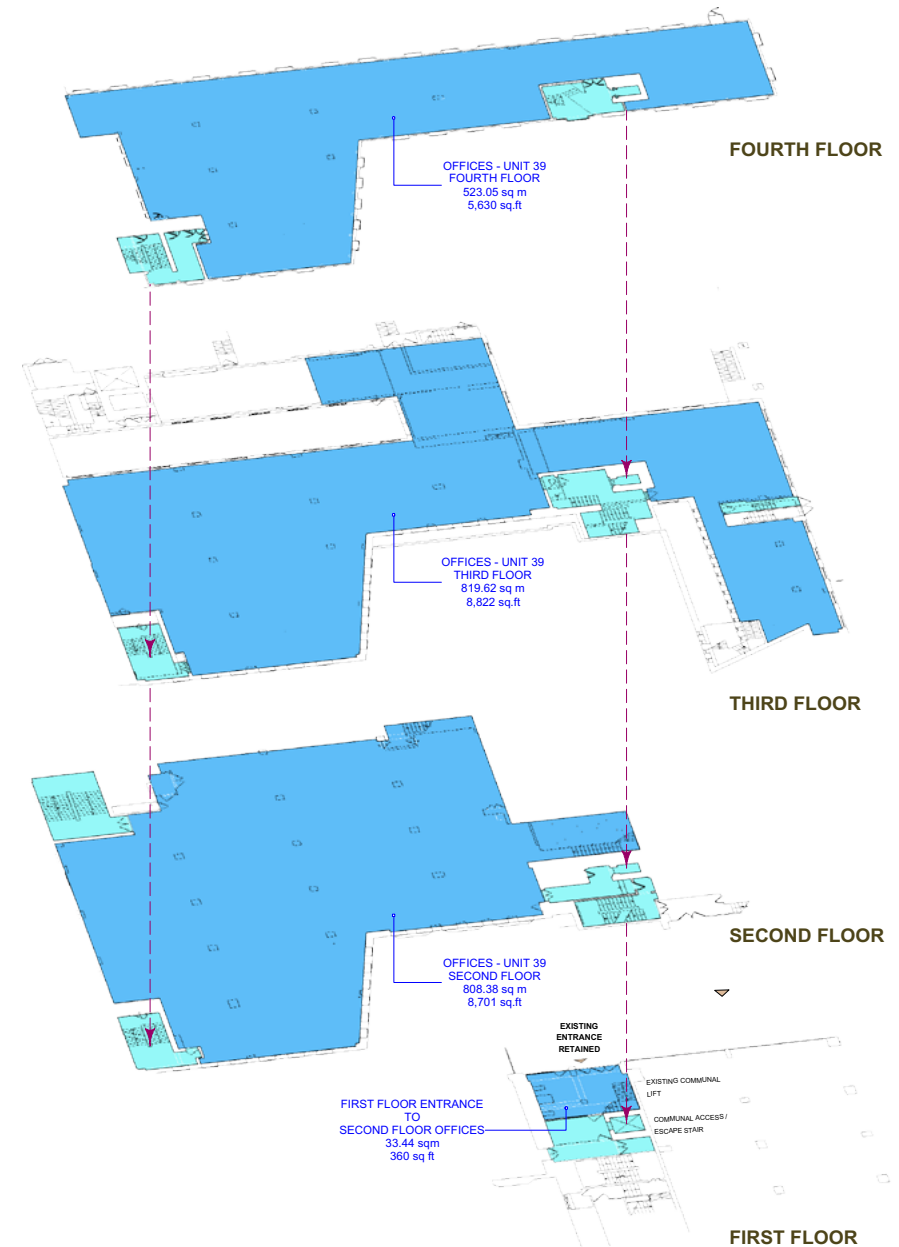
24,639 sq.ft



SERVICED OFFICE OPPORTUNITY

Accommodation (Approx. Gross Internal)

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





GROSVENOR

BY **M**

Northampton Saints Rugby Stadium

Nene Valley Retail Park

Planned Rail Station development - up to 500 residential units.

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

Sol Central Leisure Complex

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

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

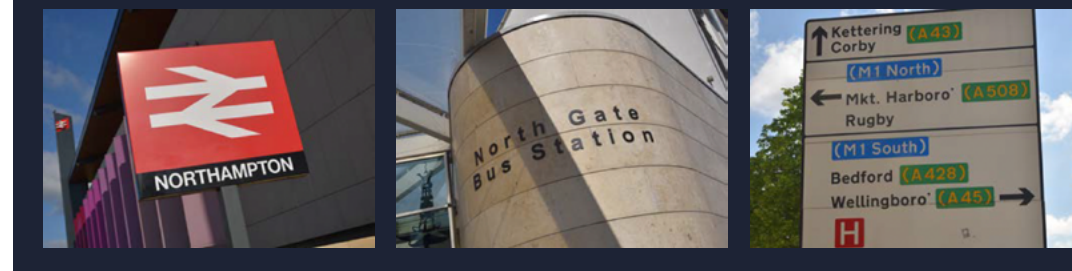
Northampton Railway Station is located on the western side of the town. The station, served by West Midlands Trains, provides regular direct commuter

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:

FMX
Urban Property Advisers

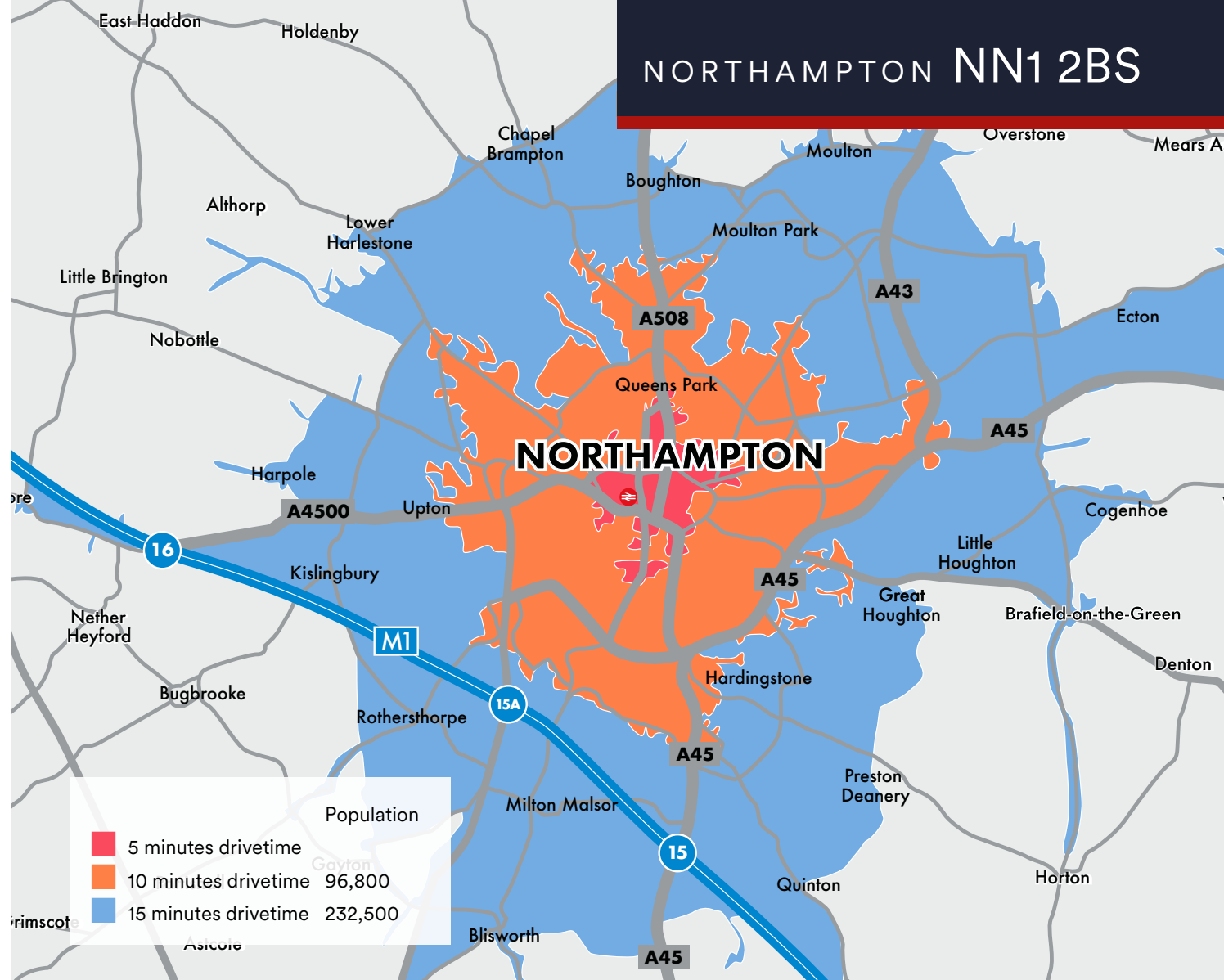
green&partners
greenandpartners.co.uk

Harry Mitchell 07428 059987
harrymitchell@fmx.co.uk

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

Henry Foreman 07469 155716
henryforeman@fmx.co.uk

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



NORTHAMPTON NN1 2BS

*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 1166 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. 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.

OWNED AND MANAGED BY

EVOLVE.
part of M/ICore

0207
228 6508

evolveestates.com

Phil Murphy
M: 07850 079782
E: pmm@evolveestates.com