

NORTHUMBERLAND RETAIL PARK



Earsdon Rd, Shiremoor, Newcastle upon Tyne NE27 0SJ



TO LET

Final Phase:

Units available from 2,002 sq ft with mezzanine capacity

SCHEME PLAN

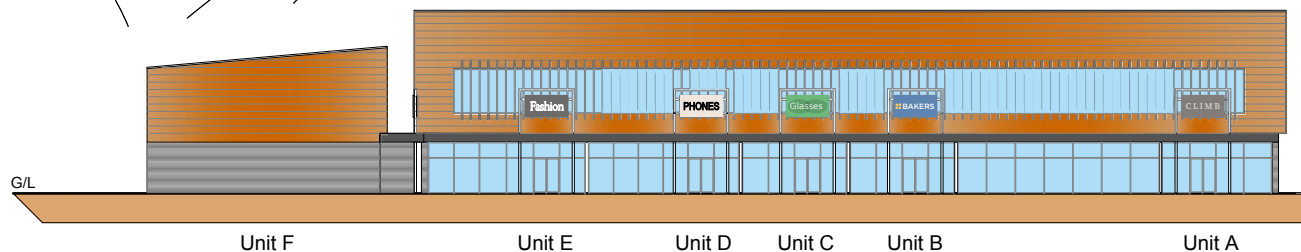
Northumberland Retail Park is located at the Holystone roundabout junction of the A19 trunk road in Shiremoor. Existing occupiers include Aldi, B&M Home Store, JD Gyms, Costa drive-thru, Farmfoods and Toby Carvery.

The scheme benefits from ample parking with 286 free surface shopping car parking spaces with additional parking available at the adjacently located 350 spaced park and ride multi-storey car park.

Rapid Electrical Vehicle charging is available onsite and operated by Osprey.

The final phase will comprise 6 individual units from 2,002 sq. ft. Units can be combined to accommodate larger requirements.

B&M Home store	23,842 sqft
JD Gyms	25,736 sqft
Farmfoods	8,288 sqft
Aldi	18,912 sqft
Costa Coffee	1,819 sqft
Toby Carvery	4,882 sqft
Unit A - To Let	19,396 sqft
Unit B - To Let	2,002 sqft
Unit C - To Let	2,002 sqft
Unit D - To Let	2,529 sqft
Unit E - To Let	3,003 sqft
Unit F - To Let	3,229 sqft
Total	115,640 sqft





**NORTHUMBERLAND
RETAIL PARK**

2,000
PROPOSED
HOMES

JD GYMS

farmfoods

**b.m.
home store**

A19

ALDI

A19

A186

286 RETAIL
PARKING SPACES

SHIREMOOR
DISTRICT CENTRE

M NORTHUMBERLAND
PARK METRO

Sainsbury's

NORTHUMBERLAND PARK
MULTI-STOREY CAR PARK

NORTHUMBERLAND PARK
MULTI-STOREY CAR PARK

**TOBY
CARVERY**

**COSTA
COFFEE**

LOCATION

Earsdon Rd, Shiremoor, Newcastle upon Tyne NE27 0SJ

Northumberland Retail Park is situated on the Holystone roundabout and directly accessed via the major A19 arterial route which provides connections to the wider Tyne & Wear region. Northumberland Park Neighbourhood Centre is located adjacent, anchored by Sainsbury's Food Store, with other retailers including Heron Foods, Subway, Cooplunds, Card Factory, Indigo Sun, Frank's Carpets and Moorview Veterinary Practice. The Retail Park benefits from excellent public transport links with Northumberland Park Metro Station, the Northumberland Train Line, Bus Interchange and Cycle Parking all serving the location.



ROAD

Whitley Bay	4.1 miles
Tyne Tunnel	4.3 miles
North Shields	5.1 miles
Tynemouth	5.2 miles
Newcastle Upon Tyne	8 miles



METRO

Every 12 minutes in both directions at peak times



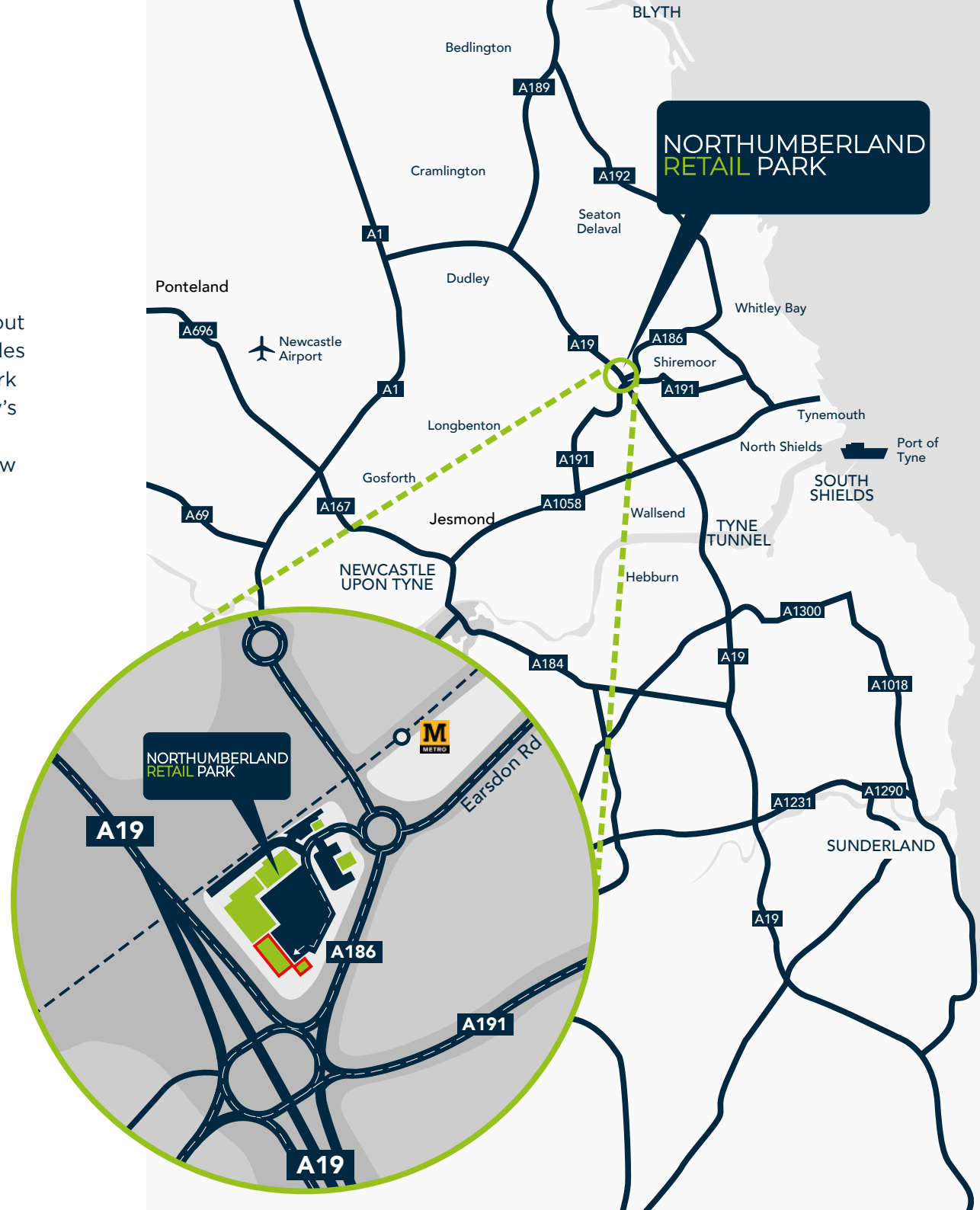
NORTHUMBERLAND LINE

2 trains per hour in each direction at peak times & hourly on evenings and Sundays



BUS

Service	19/353/354/359/656
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Quorum

Two of the UK's largest business parks nearby

Cobalt

12,000

workforce

Quorum

4,000

workforce



Cobalt

138,000

homes within a 10-minute catchment



2,000

proposed new homes in immediate location



Population

32,000

people withing 5-minute catchment and



301,000

people within 10-minutes



62,000

cars daily on A19 and

34,592

on the A186



£194,470,000

total retail spend within 5-minute catchment



£88,292,000

total leisure spend within 5-minute catchment

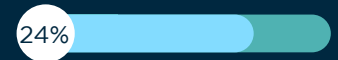


Consumer profile within 5-minute catchment

Upper affluence sector



Upper-middle affluence sector



Middle affluence sector



0%

30%

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