

STANTON CROSS LOCAL CENTRE

Waverley Drive, Wellingborough, NN8 1GN

([Google Maps - Link](#))



RETAIL, NURSERY & HEALTHCARE OPPORTUNITIES

To Let

4/5 RETAIL UNITS

Approx. 9,000 sqft in total
Units from 1,000 sqft

For Sale/To Let

NURSERY PLOT

280 sqm GF/280 sqm FF
With External Space & Parking

For Sale/To Let

HEALTHCARE/OFFICE PLOT

130 sqm GF/130 sqm FF
With Parking

Secured

CO-OP FOOD STORE

429 sqm convenience store

CO-OP FOOD · NURSERY · HEALTHCARE / DENTAL · RETAIL & SERVICE OPERATORS

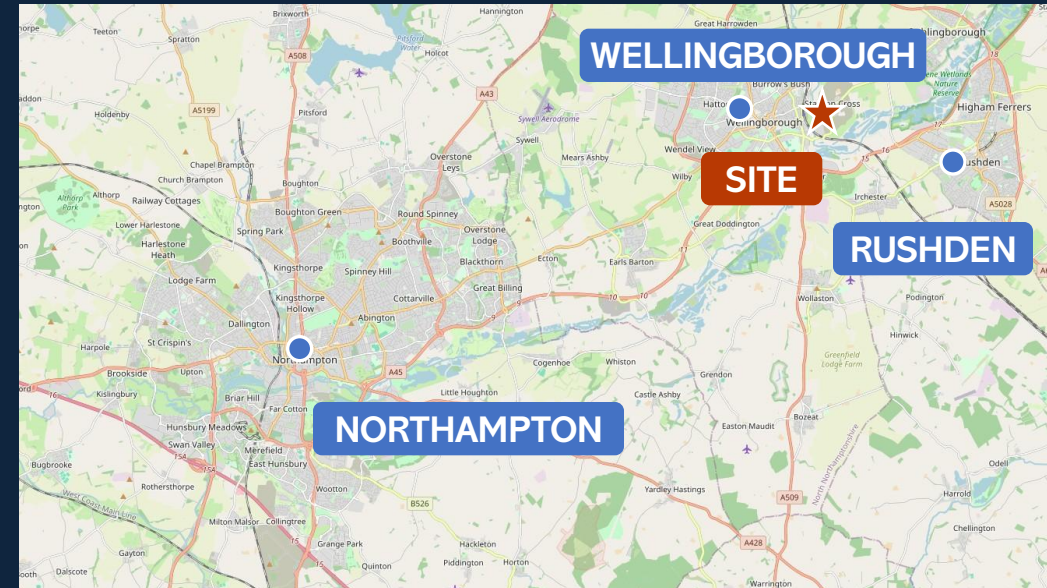
Practical Completion Due Q4 2027

Location

Stanton Cross is one of the UK's largest regeneration and urban extension projects, creating a new community on Wellingborough's eastern edge.

Immediately adjacent to Wellingborough Railway Station, the scheme benefits from excellent road and rail links and will deliver 3,650 new homes with schools, employment space and public open space.

The Local Centre sits at the heart of the development, providing the principal retail, childcare and community hub for residents.



Town Centre	Station (Adjacent)	Northampton	Milton Keynes	M1 Junction 15	London St Pancras
1 mile	Adjacent	12 miles	20 miles	12 miles	< 1 hour

"The approved Local Centre includes a convenience store, retail units, nursery, office accommodation and apartments, creating a genuine mixed-use community hub."



3,650
New Homes Planned

2,000+
Homes Occupied

£1bn
Investment

339 ha
Masterplan Area

3,000
Jobs Planned

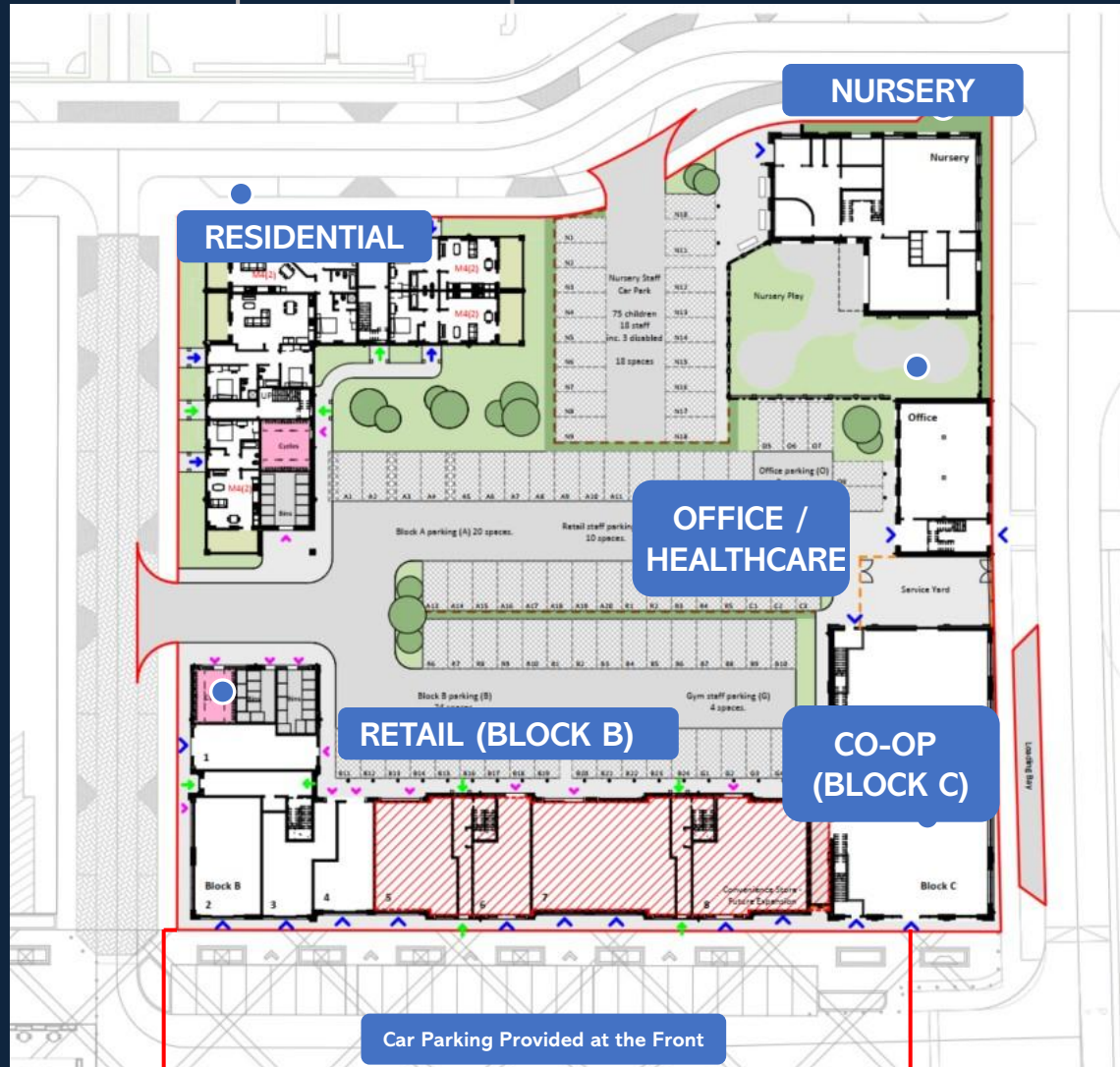
1.5m sq ft
Industrial, Leisure, Retail, Service
and Office Space

A Growing Residential Catchment

Stanton Cross is already an established residential community with over 2,000 homes occupied, with further phases under construction across the wider masterplan. The Local Centre sits at the heart of the development, providing the principal retail, childcare and community hub for a growing, family-led catchment.

The Opportunity

The Local Centre has secured planning permission and will provide a purpose-built neighbourhood centre at the heart of Stanton Cross, offering occupiers the opportunity to establish representation within one of Northamptonshire's most significant residential-led developments.



Accommodation Schedule

Use	Size
Retail (Ground Floor)	9,000 sq ft total (from 1,000 sq ft)
Nursery	3,000/3,000 sqft Ground/First
Office / Healthcare	1,400/1,400 sqft Ground/First

Key Reasons to Occupy

- ✓ Community hub location
- ✓ Growing family demographic
- ✓ Significant housing growth
- ✓ Limited competing provision
- ✓ Excellent transport links
- ✓ High quality mixed-use environment

Commercial Details

Planning:

Detailed planning permission secured.
(Subject to change)

Availability:

Available now for pre-letting/sales.

Lease and Rent:

New FRI leases available; quoting rent on application.

Plot Sales:

Sales of the nursery and office plots are available freehold, quoting price on application.

VAT:

All prices, premiums and rents are quoted exclusive of VAT.

Business Rates:

To be assessed when completed.

Service Charge:

Further details available upon request.

Legal Costs:

Each party responsible for their own costs.

EPC: EPC's will be provided on completion.



For Further Information Contact:

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