

Experience Fosse Park

The heart and soul of Leicestershire



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fosseshoppingpark.co.uk



fosse.
park

shop | eat | enjoy



The biggest and the best

Fosse Park is the number one ranked shopping park in the UK and is the largest too, with an informal 'dawn 'til dusk' dining and shopping experience which drives footfall and extends visitor dwell time.

Fosse Park is an established and well-loved shopping destination with a Net Promoter Score of 61.

Significant investment to the public realm and frontages, has seen Fosse Park expand to include Fosse Park West and Food Central. This has seen the size of the park increase to 758,500 sq ft, delivering one of the best and largest (by floor area) out-of-town retail and leisure destinations in the UK.

Fosse Park offers a unique proposition with high quality, pedestrian friendly public realm and a great mix of occupiers, whilst retaining the established brand that its customers identify with.

Source: CACI 2022

Fosse Park: The facts...



13.3 million
shoppers in 2022



Top 50 ranking
of all retail centres in terms
of catchment spend potential



3,100 free
parking spaces



26 retailers attracting high
affluence Acorn Groups



Anchored by:



Expected growth of 27%
within the catchment for
goods and catering



Food Central is the "heart" of
the park with 17 F&B brands.



Extension now open,
creating the largest
out-of-town shopping park
in England



Overall Visitor Rating
4.6 out of 5

Source: CACI 2022

...and figures

13.3 million

visitors in 2022

£86 retail spend

per visit Source: CACI 2022

£13 catering spend

per visit Source: CACI 2022

90 minutes

average time spent in the park per visit with
up to 25 visits per year Source: CACI 2022

£982.9 million

retail spend potential (including grocery
and catering). Fosse ranks 28th in the UK,
which is in the top 1% of destinations

16 minutes

average journey time to Fosse Park



All roads lead to Fosse Park

Fosse Park is positioned 4.5 miles south-west of Leicester city centre and accessed by the A536 and A5460; the principal arterial link road between the city centre and the M1 motorway.



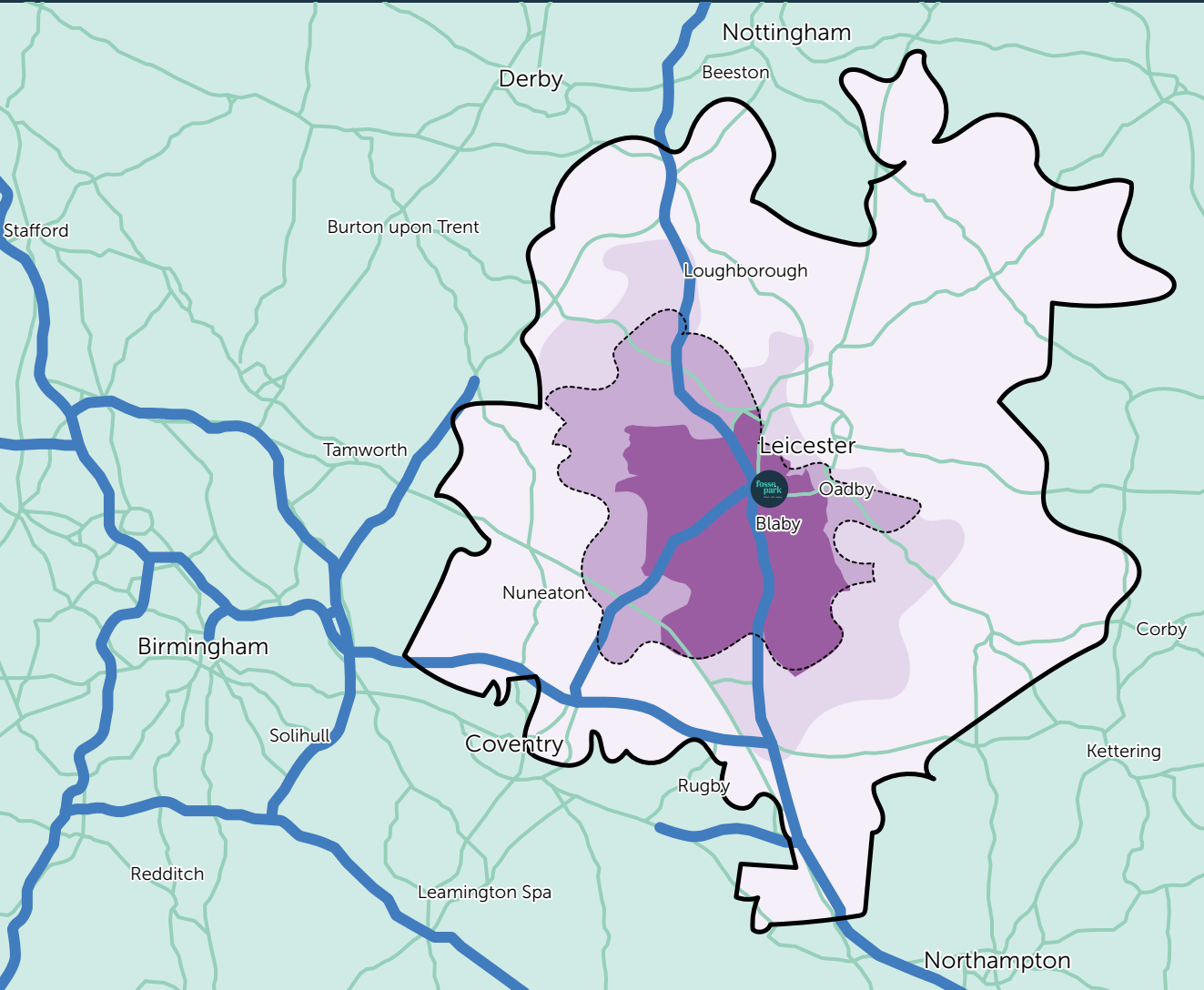
Ranked the UK's number one retail park by residential Comparison Foods Spend Potential and Catering Goods Spend Potential, when combined with the adjacent Asda and Sainsbury's supermarkets.



Car drive times

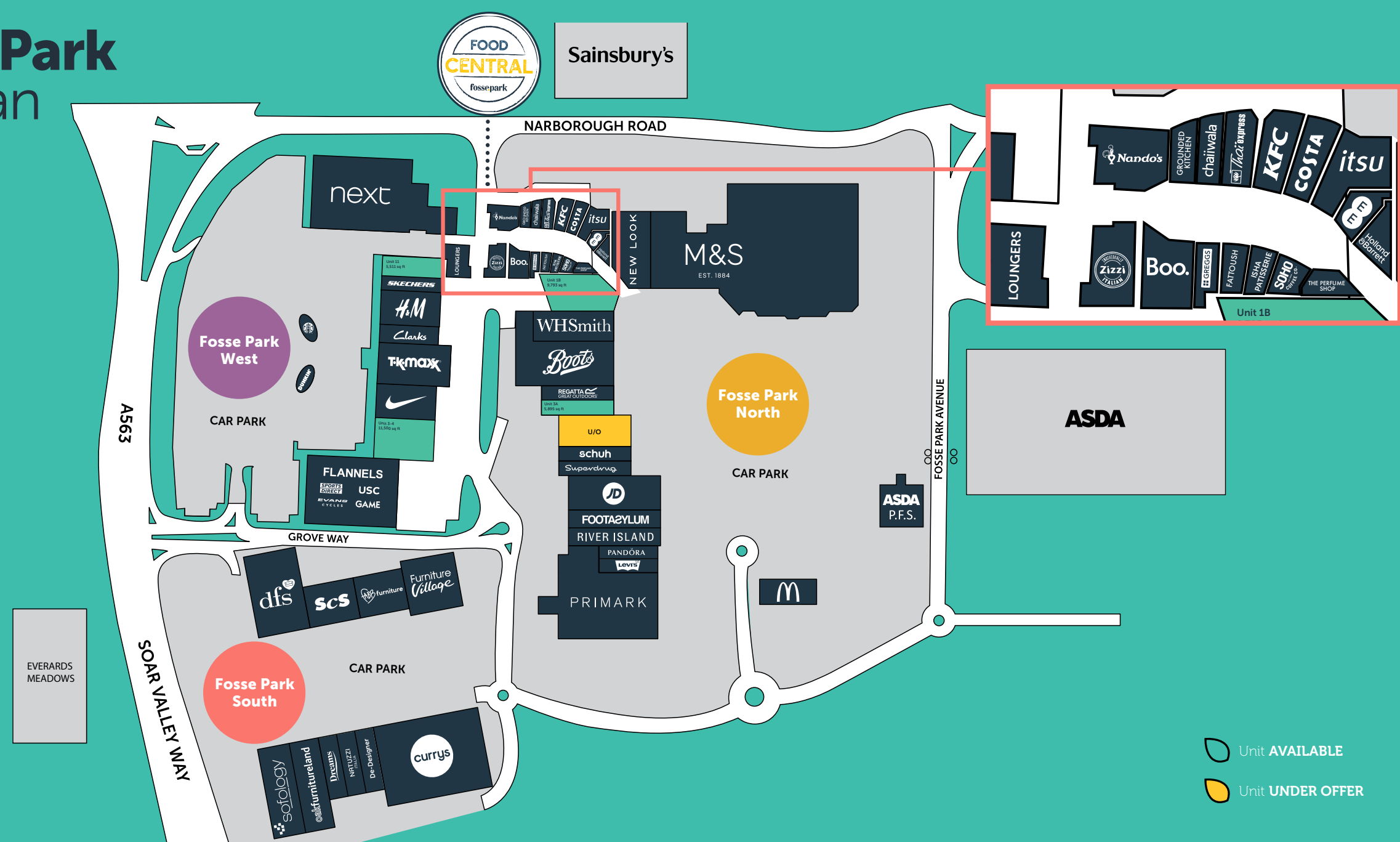
Leicester - 15 minutes
Coventry - 30 minutes
Northampton - 40 minutes

Birmingham - 40 minutes
Nottingham - 45 minutes
Approximate drive times



Fosse Park

site plan





Fosse Park West

Discover a new direction to the Fosse Park shopping experience as you navigate your way through more of your favourite brands. Wander the walkways between flagship stores from Next & Flannels alongside public art and green spaces that help to reimagine the modern shopping experience.

Main anchors:

next

T.K. maxx

FLANNELS

SPORTS
DIRECT

USC

H&M



Fosse Park West

next

LOUNGERS

Unit 11
5,511 sq ft

SKECHERS

H&M

Clarks

T.K. MAXX



Unit 3-4
11,500 sq ft

FLANNELS

**SPORTS
DIRECT**
**EVANS
CYCLES**

**USC
GAME**



 Unit AVAILABLE



Fosse Park North

Anchored by Primark, Boots and M&S, Fosse Park North offers something for everyone.

Facade enhancements including full-height, two-storey curtain wall glazing to existing store fronts and raised canopies, significantly improving retail visibility. Design changes to the public realm also prioritise pedestrian connectivity between parking and store areas.

JD Sports have upsized from 5,000 sq ft to 15,000 sq ft and opened in 2022.

Main anchors:

M&S
EST. 1884

Boots

PRIMARK

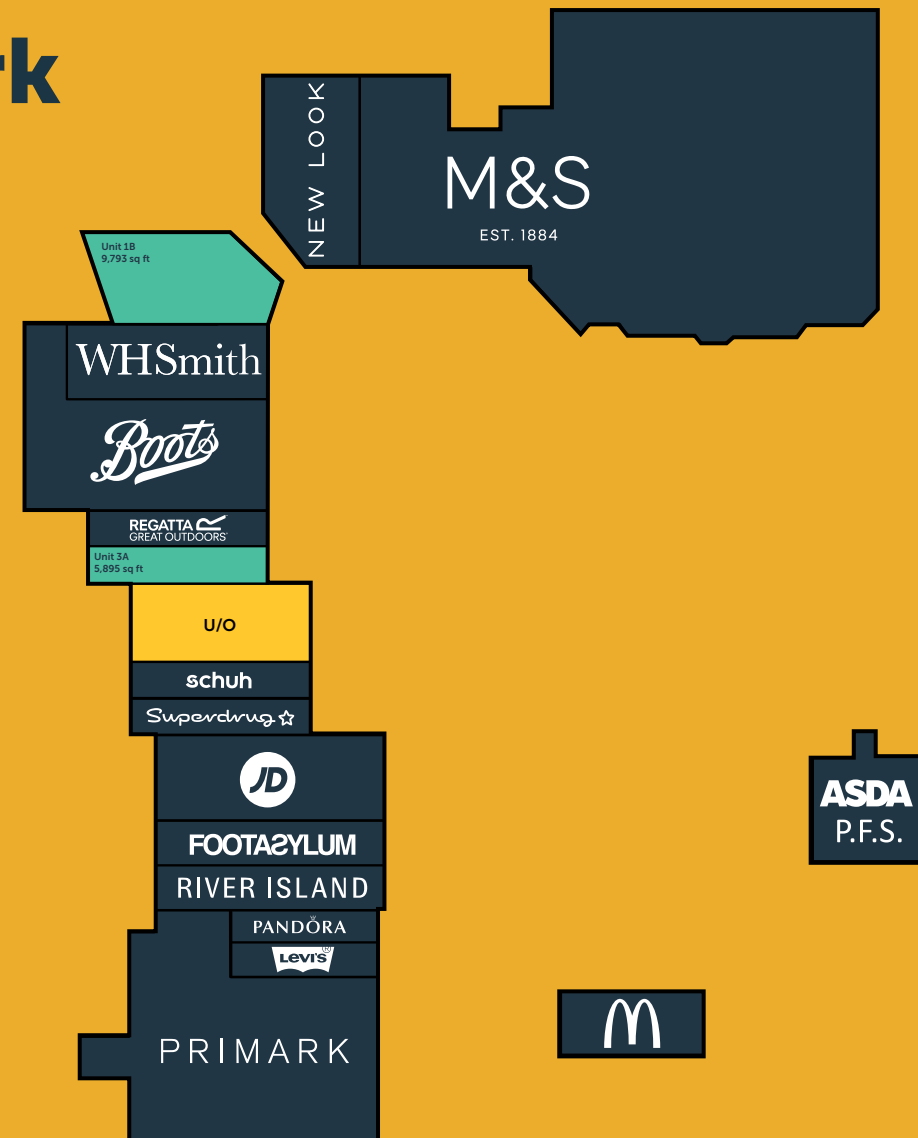


RIVER ISLAND



Fosse Park North

 Unit AVAILABLE





Fosse Park South

Home to a collection of the most popular homeware brands, Fosse Park South offers visitors the perfect choice from leading furniture brands; Sofology, dfs, Furniture Village and Currys PC World.

Main anchors:





Fosse Park South



 Unit **UNDER OFFER**



Food Central

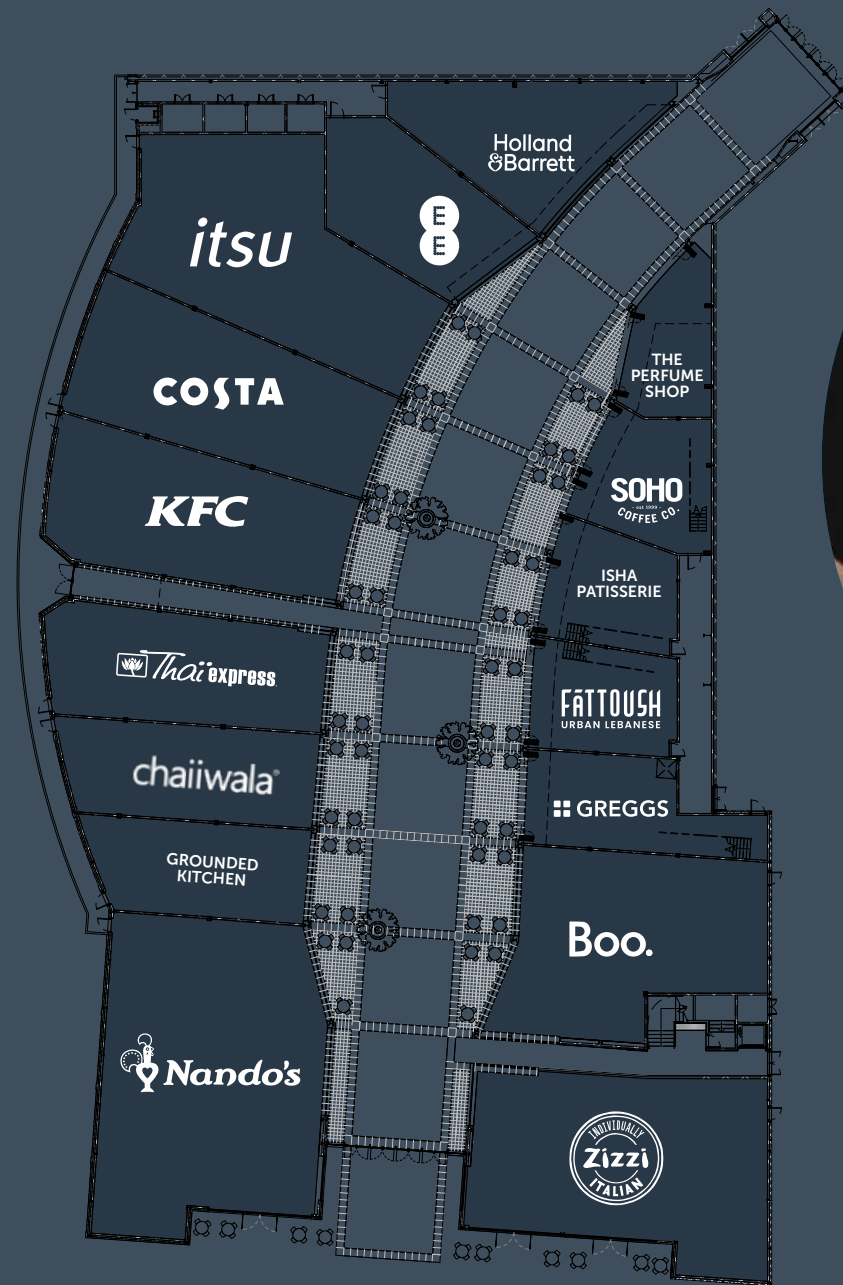


The multimillion-pound Food Central is the new heart of dining for Leicestershire. A mix of much-loved brands and independents, Food Central connects Fosse Park West to Fosse Park North encouraging pedestrian flow through the park and increasing dwell time with its offering.





Food Central



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Sources: CACI 2020, 2022 & Springboard 2022

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