

TO LET



HOLLAND MARKET & WINFREY AVENUE RETAIL PARK, SPALDING, PE11 1RQ



Iceland

Carphone
Warehouse

M&S
SIMPLY FOOD

shoezone

Argos

£ pound
stretcherextra

halfords

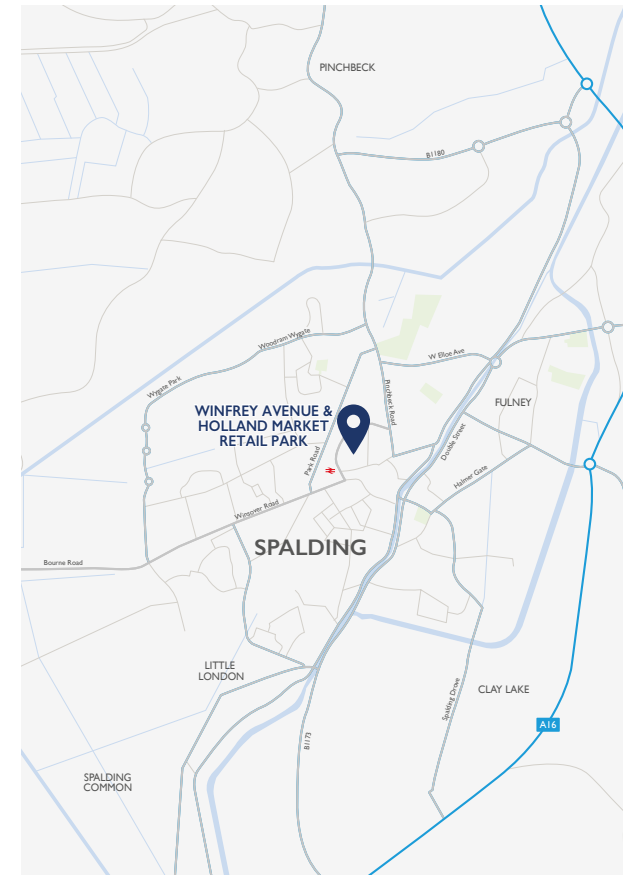
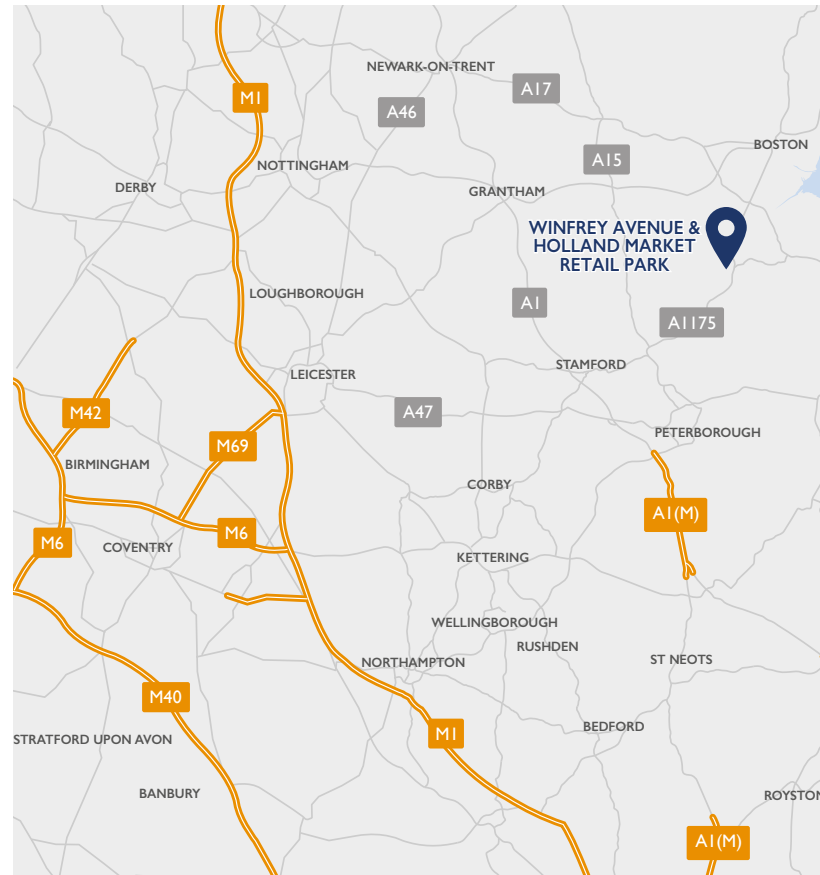
wilko



LOCATION

Spalding is a market town in south Lincolnshire, close to the border of Cambridgeshire. It is situated along the A16 which connects it to Boston (15 miles south) and Peterborough (19 miles north).

Regular direct trains run from Spalding to Peterborough and to Lincoln.



A16

linking to
Peterborough
and Boston



93,575

catchment
population within
20 minute drive



39,500

houses within a
20 minute drive



30%

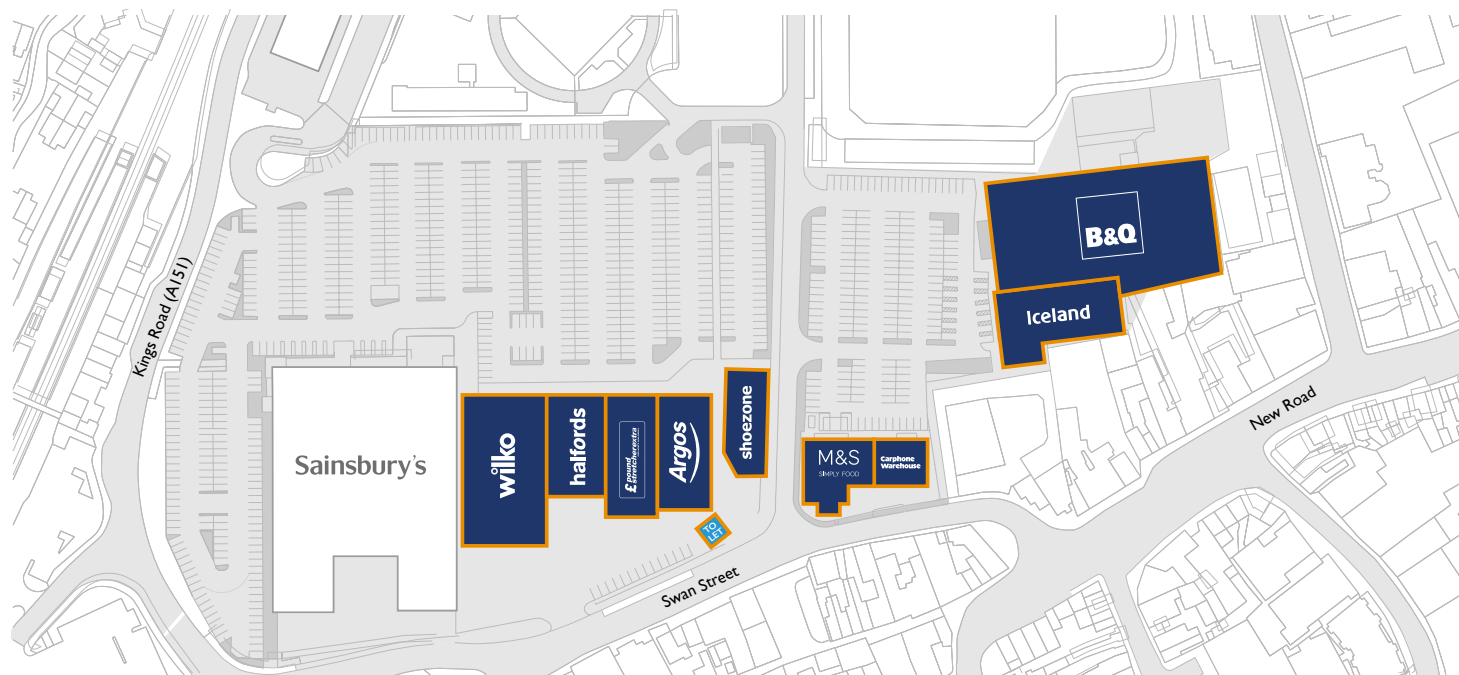
houses with
2 or more cars



SITUATION

Winfrey Avenue and Holland Market Retail Parks represent the dominant retail warehousing provision in the town. The schemes occupy a prime position in the centre of town adjacent to the town's pedestrianised retail centre and railway station. Holland Market Retail Park adjoins a 63,369 sq ft owner occupied Sainsbury's (with PFS).





ACCOMMODATION

UNIT	GIA SQ FT	GIA SQ M
B&Q	30,879	2,869
ICELAND	8,682	807
CARPHONE WAREHOUSE	1,500	139
M&S SIMPLY FOOD	6,000	557
SHOE ZONE	5,057	470
ARGOS	7,548	701
POUNDSTRETCHER	7,517	698
HALFORDS	7,323	680
WILKO	19,685	1,829
UNIT 6 – TO LET	523	49



PLANNING

Winfrey Avenue – unrestricted
Open A1 consent.
Holland Market – Open A1
(non-food) consent.



PARKING

The units benefit from an overall
combined provision of 467 spaces.



AVAILABILITY

Further details and quoting terms
are available upon request.



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