STANTON CROSS LOCAL CENTRE

Waverley Drive, Wellingborough, NN8 1GN

(Google Maps - Link)

RETAIL, NURSERY & VETS PRACTICE OPPORTUNITIES

To Let
5 RETAIL UNITS
Approx. 7,879 sqft in total
Units from 1,196 sqft

NURSERY PLOT – Under Offer
280 sqm GF/280 sqm FF
With External Space & 18 spaces

VETS PLOT – Under Offer
130 sqm GF/130 sqm FF
With 9 Car Parking Spaces

Secured
CO-OP FOOD STORE
429 sqm convenience store

CO-OP FOOD · NURSERY · VETS · RETAIL & SERVICE OPERATORS

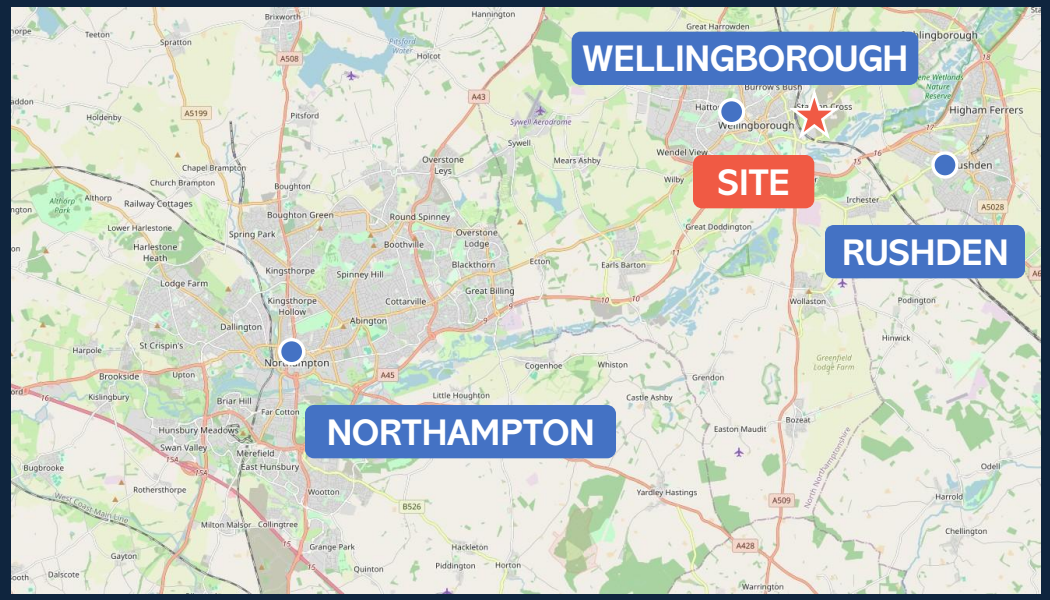
Works Start Mid-2027 · Practical Completion Targeted 2028

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 has consent for approximately 3,650 new homes alongside 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, vets practice and apartments, creating a genuine mixed-use community hub."

3,650
Consented Homes

c.1,700
Homes Occupied

c.5,850
Potential Homes

£1bn
Investment

339 ha
Masterplan Area

3,000
Jobs Planned

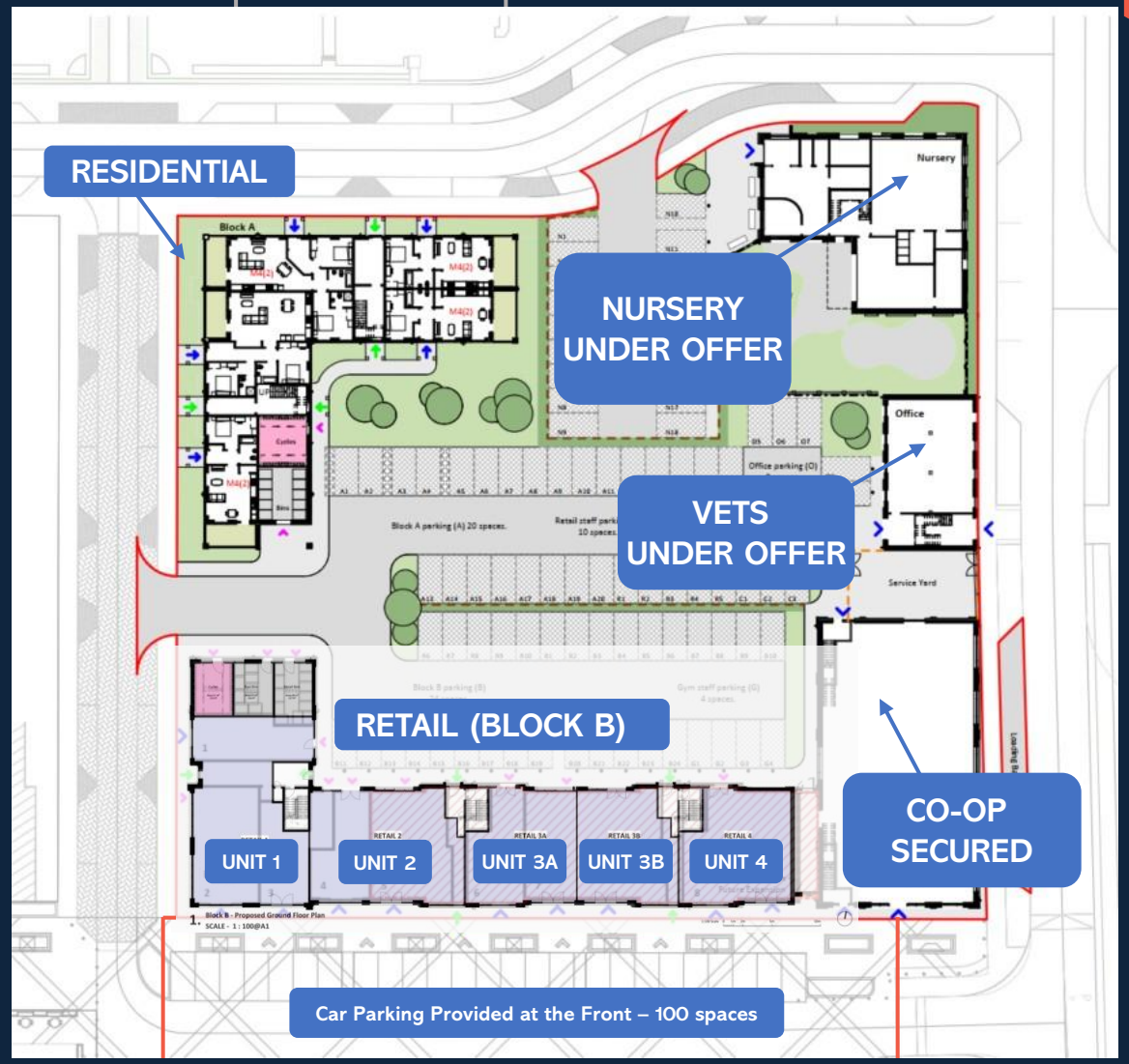
1.5m sq ft
Industrial, Leisure, Retail, Service and Office Space

A Growing Residential Catchment

Stanton Cross is already an established residential community with consent for approximately 3,650 homes, of which around 1,700 are already occupied. A further c.2,200 homes are being promoted locally, taking potential provision to approximately 5,850 homes. 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 benefits from reserved matters 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

Unit	Area m²	Area sq ft
Retail 1	204	2,201
Retail 2	174	1,875
Retail 3A	122	1,308
Retail 3B	111	1,196
Retail 4	121	1,299
Total	**732**	**7,879**
Children's Nursery		Under Offer
Vets		Under Offer

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 submission late 2026, start on site mid-2027, completion 2028. (Subject to change)

Availability:
Available now for pre-letting.

Lease and Rent:
New FRI leases available; quoting rent 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:
EPCs will be provided on completion.

For Further Information Contact:

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