

HIGH WYCOMBE

M&S

eden

LEASING BROCHURE 2025

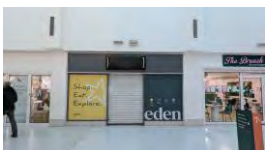
Eden Shopping Centre

Availability Schedule and Centre Plan

	Unit #	Total Size (sq ft)	Floor Split (sq ft)	Quoting Rent (p.a.)	Rateable Value 2024	Service Charge (p.a.)	Insurance (p.a.)
	5	1,792	Ground flr: 1,199 Mezzanine: 593	£60,000	£30,250	£14,288	£859
	18	2,976	Ground flr: 1,461 Mezzanine: 1,515	£82,500	£24,000	£20,905	£1,346
	40	3,550	Ground flr: 3,550	£98,000	£45,250	£24,938	£1,605
	57 Under offer	1,697	Ground flr: 1,577 First flr: 120	£50,000	£26,500	£13,396	£1,027

Eden Shopping Centre

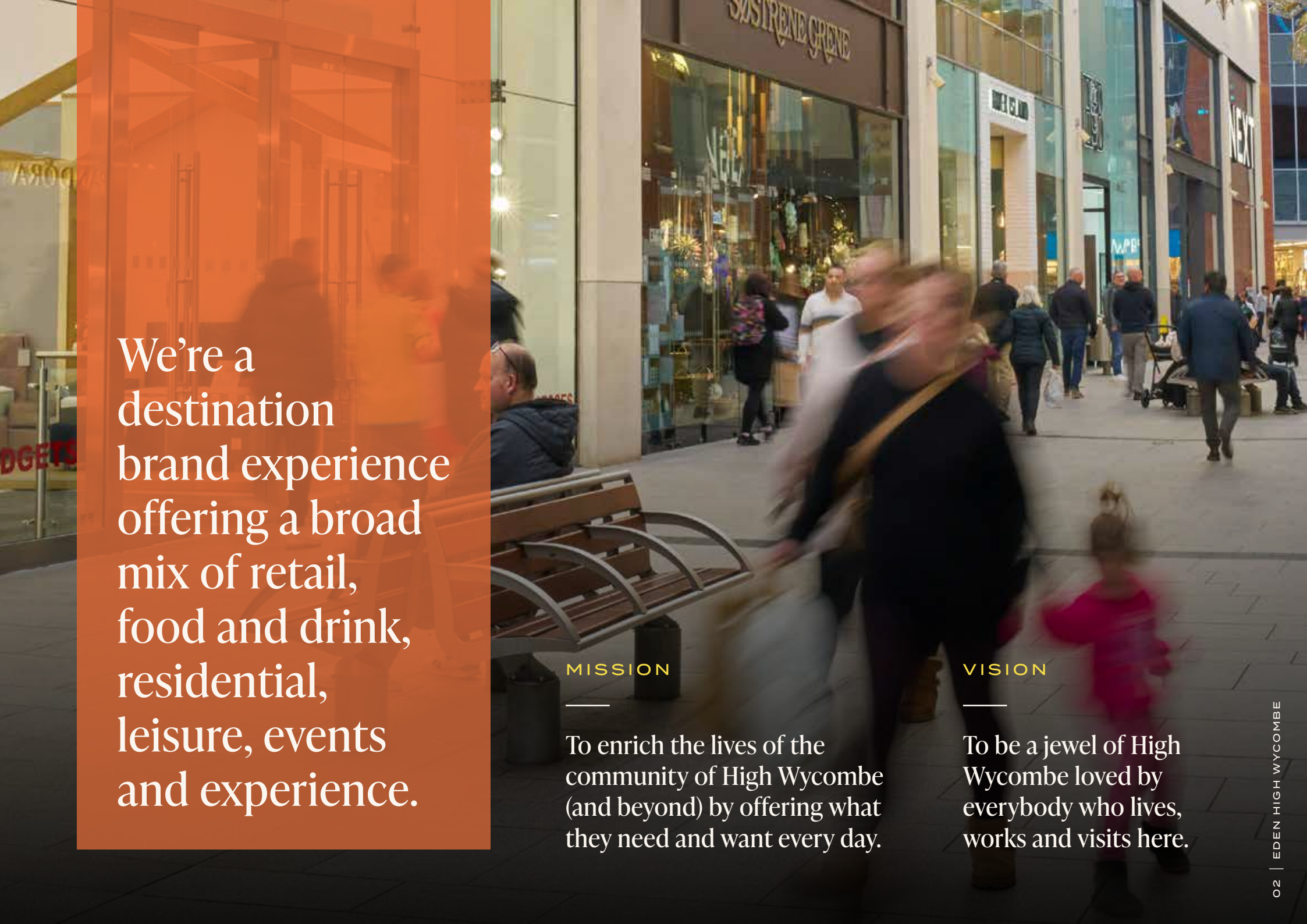
Availability Schedule and Centre Plan

	Unit #	Total Size (sq ft)	Floor Split (sq ft)	Quoting Rent (p.a.)	Rateable Value 2023	Service Charge (p.a.)	Insurance (p.a.)
	58	1,959	Ground flr: 1,798 First flr: 161	£50,000	£28,750	£14,966	£1,154
	61	2,178	Ground flr: 1,708 First flr: 470	£50,000	£28,250	£13,361	£988
	73-74	2,350	Ground flr only	£60,000	(tbc)	£15,091	(tbc)
	83 Not available until Q1 2026	966	Ground flr: 512 First flr: 454	£25,000	£14,250	£8,849	£640

Eden Shopping Centre

Availability Schedule and Centre Plan

	Unit #	Total Size (sq ft)	Floor Split (sq ft)	Quoting Rent (p.a.)	Rateable Value 2023	Service Charge (p.a.)	Insurance (p.a.)
	Level 1 (Above Primark)	4,500 (approx.)	First floor	£15 psf (NIA)	(tbc)	(tbc)	(tbc)
	R7	1,651 (Floor to ceiling height 3.5m)	Single floor	£40,000	£41,000	£11,000	£569
	92	2,661	Ground flr: 1,742 First flr: 919	(tbc)	£36,000	£17,392	£876
	Note – 92 and this space can be let as whole Space above Poundland	3,450 sq ft	First floor only	£34,500	(currently excluded from the register)	£12,745	£382



We're a
destination
brand experience
offering a broad
mix of retail,
food and drink,
residential,
leisure, events
and experience.

MISSION

To enrich the lives of the
community of High Wycombe
(and beyond) by offering what
they need and want every day.

VISION

To be a jewel of High
Wycombe loved by
everybody who lives,
works and visits here.

Key statistics

FOOTFALL

12,865,000

AREA (SQ FT)

850k

PARKING SPACES

1,600

HIGH WYCOMBE CATCHMENT

489,685

AVERAGE SPEND PER HEAD

£41

Retail

£12

F&B

£17

Leisure

At the heart of High Wycombe you'll find eden



A unique place, a wonderfully spacious fresh airy space.
An experience less ordinary.
Where the insides out and the outsides in.
A hub for feeling good.
For you. For friends. For family. For all.
And for all year round.
Shop, see, eat, explore (bold)
Be entertained. Be exhilarated. Be chilled.
Play, have fun, work out or escape work.
For everything you want. We've created everything you need.

90+
retailers

20+
eateries

6+
leisure operators

Age profiles:

15-24 10%
25-34 11%
35-44 14%
45-54 14%
55-64 12%
65+ 18%

Income:

£150k+ 38%
£70k-£99k 23%
£40k-£49k 12%
£30k-£39k 8%
£20k-£29k 21%

Key retailers

Bonmarché



BUZZ gym

☆cineworld
CINEMA

Clarks®

clip'n
climb®

GREGGS

H&M

hollywood bowl

laserclinics
UNITED KINGDOM

M&S
EST. 1884

PRIMARK

NEXT

PANDORA

RIT
UAL
S...

schuh

SPORTS
DIRECT



Superdry.

TeamSport

TESCO express
TKmaxx

Waterstones



M&S
Nando's



wagamama

Wenzel's
THE BAKERS









Coming soon to High Wycombe



WHITE HART STREET

Redevelopment of White Hart Street, investment of £3.4m



DANDARA LIVING

Proposal in place to redevelop The Chilterns Shopping Centre into 308 new homes



THE CURVE

The redevelopment of 6-19 Oxford Street

Ties in with the councils with regeneration of White Hart Street

Charity hub

78 apartments

Food hall



BUCKS COLLEGE

New purpose built campus due to open in the town bringing over 5k students from 2026

BUCKS NEW UNIVERSITY

5 year plan to increase population from 7.5k to 15k



BUCKINGHAMSHIRE
NEW UNIVERSITY
EST. 1891

Sustainability

We work hard to minimise the impact of the shopping centre on the environment by working together with our partners, tenants and the local community for a more sustainable future.

Accreditations and awards

We are certified ISO 14001 for Environmental Management System. Used to manage environmental responsibilities, Performance, Energy Efficiency, and Sustainability.

In 2019, we received a Green Apple Award for environmental best practice by significant improvements in recycling and waste management. In 2023, we received a further 2 Green Apple Awards for Carbon Reduction and Partnerships. We have also increased our Savills Sustainability standard to Silver.



Electric vehicle charging

In 2022, we installed 8 Easee chargers in our car park. This type of electric vehicle charger is manufactured to contribute to a sustainable future.



Site map



Regional map



Marketing

Eden's marketing events and campaign calendar, website, social media channels and in centre displays provide great opportunities for retailers to harness additional exposure.

  20k+ followers

 12k+ email database

 760k+ web page views (2024 total)





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