



Stanton Cross Local Centre

4 Waverley Drive, Wellingborough, NN8 1GN

Prime retail, nursery and healthcare space available at Stanton Cross Local Centre, adjacent to Wellingborough Station.

1,000 to 9,000 sq ft
(92.90 to 836.13 sq m)

- Retail units available from approximately 1,000 sq ft – anchored by Co-op Food Store
- Nursery and healthcare/office opportunities available for sale or to let
- Serving a growing community with 3,650 new homes planned and over 2,000 already occupied
- Available now for pre-letting with practical completion anticipated Q4 2027

Stanton Cross Local Centre, 4 Waverley Drive, Wellingborough, NN8 1GN

Summary

Available Size	1,000 to 9,000 sq ft
Rent	Rent on application
Price	Price on application
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Stanton Cross Local Centre offers a range of high-quality retail, nursery and healthcare opportunities within a purpose-built mixed-use destination. The scheme is anchored by a secured Co-op Food Store and has been designed to create the primary commercial and community hub for this major new neighbourhood.

Occupiers can secure modern accommodation in a prominent location benefiting from strong visibility, dedicated customer parking and a growing resident population. With units available on both leasehold and freehold terms, the development provides an excellent opportunity for retailers, food and beverage operators, healthcare providers, nursery operators and service businesses to establish themselves within one of Northamptonshire's most significant regeneration projects.

Location

Stanton Cross Local Centre occupies a strategic position on Waverley Drive, immediately adjacent to Wellingborough Railway Station and approximately one mile east of the town centre. The scheme benefits from excellent access to the A45, A509 and M1 (Junction 15). Located at the heart of the Stanton Cross regeneration, the development will serve a catchment of over 3,650 planned homes, together with new employment space, schools and community facilities.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	Size	Availability
Ground - Retail	Retail	9,000 sq ft	Coming Soon
Ground - Nursery	D1 (Non Residential Institutions)	6,000 sq ft	Coming Soon
Ground - Office/Healthcare	Office	2,800 sq ft	Coming Soon

Terms

Retail Units

Available by way of new full repairing and insuring (FRI) leases at a quoting rent of £30.00 per sq ft per annum, exclusive.

Office / Healthcare Plot / Nursery Plot

Available on a freehold basis as a serviced development plot. Alternative delivery solutions may be considered for the nursery and office/healthcare plots, subject to occupier covenant, commercial viability and developer approval.



Viewing & Further Information



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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

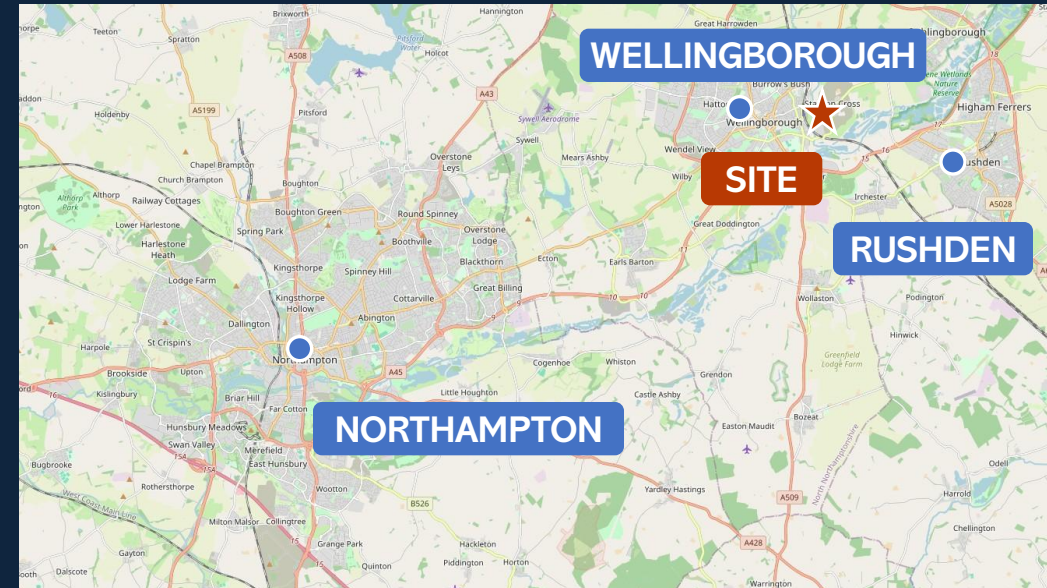
Practical Completion Due Q4 2027

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

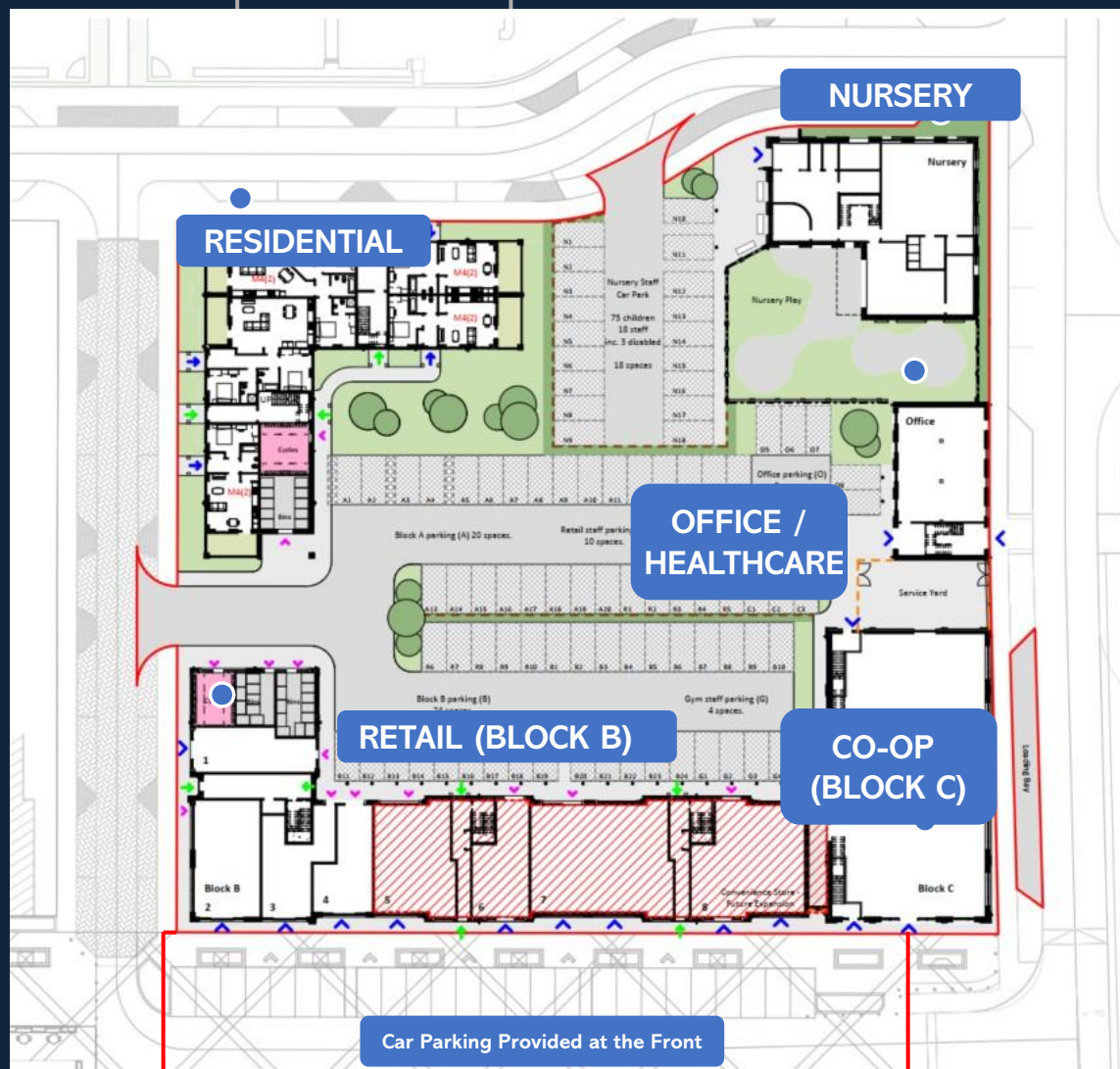
1.5m sq ft
Industrial, Leisure, Retail, Service
and Office Space

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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