

BASINGSTOKE

WINCHESTER ROAD, RG22 4AN



**NEW RETAIL & LEISURE PARK
NOW OPEN & TRADING**

PROVIDING 110,000 SQ FT OF FLOORSPACE



ST.MICHAEL'S
RETAIL PARK

Estimated Shopping Population (PMA)

119,416

Key Acorn Groups:

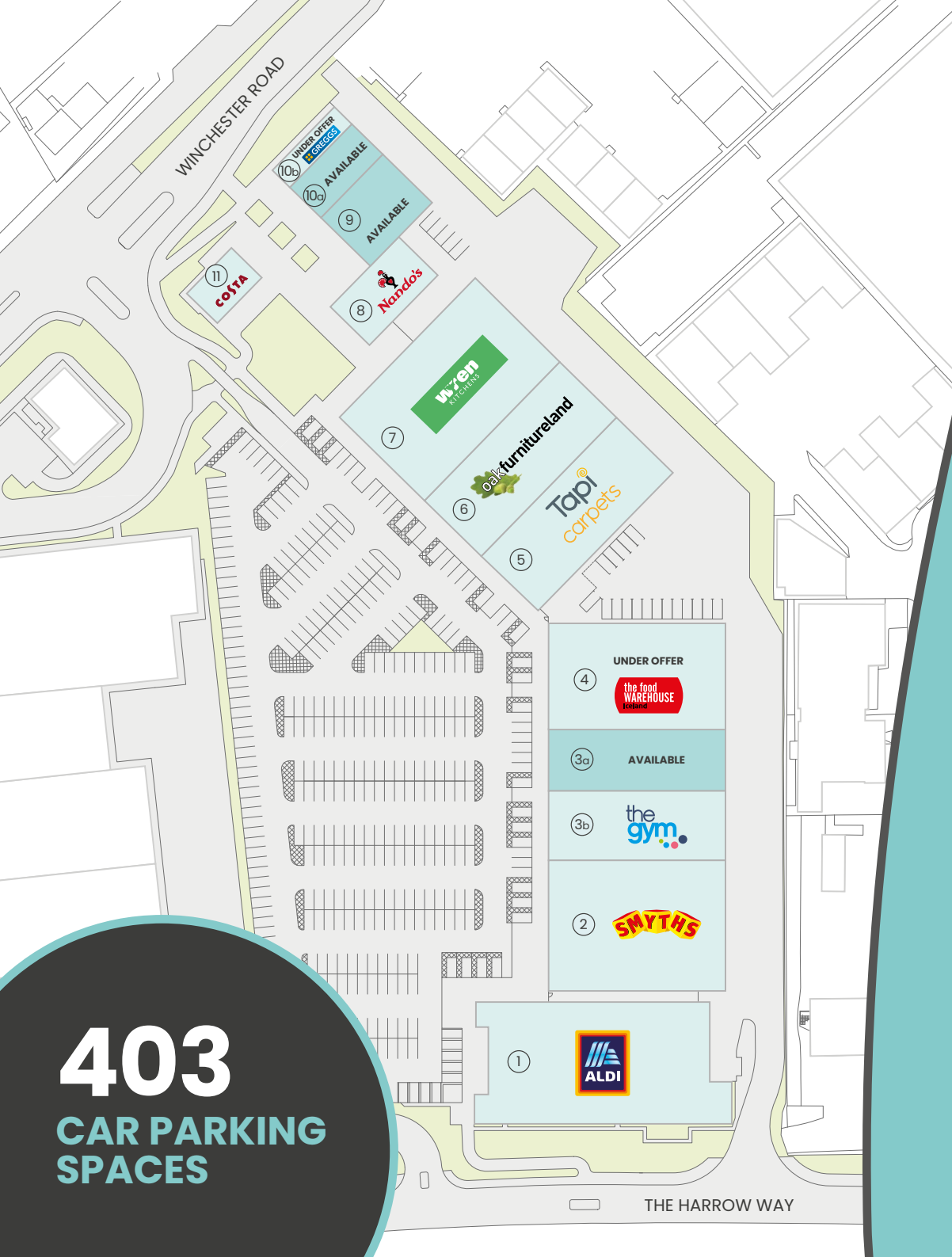
EXECUTIVE WEALTH CAREER CLIMBERS



- 1 home bargains
- 2 hobbycraft
- 3 halfords
- 4 BRIGHTON HILL RETAIL PARK
- 5 HOMEBASE
- 6 ASDA
- 7 B&Q
- 8 Wickes
- 9 Morrisons
- 10 b&m

	People	Comparison Goods Spend	ABC1'S Make Up Of The Catchment	Car Ownership
10 MINUTE DRIVE TIME	95,234	£327.1M	60%	80%
20 MINUTE DRIVE TIME	157,010	£572.5M	63%	84%

SITE PLAN & ACCOMODATION



Unit	Sq ft	Sq m	Status
Unit 1	18,786	1,746	Aldi
Unit 2 + Mezzanine	15,000 + 12,750	1,394 + 1,185	Smyths Toys
Unit 3A + Mezzanine	7,500 + 6,375	670 + 592	AVAILABLE
Unit 3B + Mezzanine	7,500 + 6,375	670 + 592	The Gym Group
Unit 4 + Mezzanine	12,000 + 10,200	1,115 + 948	UNDER OFFER The Food Warehouse
Unit 5	10,000	929	Tapi
Unit 6 + Mezzanine	10,000 + 8,500	929 + 790	Oak Furniture Land
Unit 7 + Mezzanine	15,000 + 12,750	1,394 + 1,185	Wren Kitchens
Unit 8	3,500	325	Nando's
Unit 9	4,000	372	AVAILABLE A3 USE
Unit 10A	2,499	232	AVAILABLE A3 USE
Unit 10B	1,500	139	UNDER OFFER Greggs
Unit 11	1,800	167	Costa
Total Ground Floor	109,085	10,134	
Total Mezzanine	56,950	5,289	
Total	166,035	15,423	

INFORMATION & CONTACT

PLANNING

Full planning permission for:

- 95,786 sq ft of ground floor A1 retail
- 56,950 sq ft of mezzanine space
- 13,300 sq ft of A3 restaurant space

CAR PARKING

- 403 car parking spaces

TIMESCALES

- Units available for immediate handover and occupation

TERMS

- Upon application

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