

# Regional Portfolio





# Welcome to our Regional Portfolio

Our regional destinations are tailored to their locations and uniquely designed to meet the needs of their communities. Each of our schemes is developed with sector expertise and local knowledge.

100 million\*

VISITORS TO OUR REGIONAL DESTINATIONS  
EACH YEAR



## Dynamic destinations in the right locations

Our regional portfolio includes 13 retail parks, three shopping centres and one leisure destination.

With a proactive investment strategy, our bespoke approach to asset management enables us to deliver innovative and evolving shopping and leisure destinations that visitors want, in the locations they like to visit.

## Cultivating long-term value

Long-term thinking drives our investment, development and management decisions.

Our destinations are not only built to last, but also to evolve. By continuously improving on consumer experience and expanding profitable environments for trading, each destination strives to deliver greater value and satisfaction for visitors and increasing profits for customers.

## Responding to changing demands

As the retail landscape changes, we pride ourselves on our forward-thinking, agile approach.

This flexibility enables us to both predict and respond to visitors needs, and to the constantly shifting consumer landscape across the UK. This bespoke approach is the reason we welcome 100 million\* visitors to our destinations each year.



Design, location and management are at the heart of our schemes and enable us to drive commercial success.



### A team you can trust

Our expert team of asset managers always deliver to the highest standards. Well designed, well located and well managed are the principles that guide their approach.

From providing safe, clean and attractive destinations to using visitor behaviour to drive meaningful development at each of our locations, our asset managers understand the diverse visitor demographics in which our assets operate. Working alongside a trusted network of industry-leading partners, they focus on delivering the best experience for customers and their visitors.

### About The Crown Estate

The Crown Estate is a real estate business specialising in retail across the country, commercial property in central London and offshore wind energy. We also manage a substantial portfolio of rural land and most of the seabed around the UK.

Established by an Act of Parliament, as an independent commercial business, we return all of our profit to the Treasury.

Responsible for an extensive property portfolio, we are driven by a strong set of values and take a long-term view to ensure this portfolio is sustainably worked, developed and enjoyed.

This approach is helping us out perform the market, as we continue to grow and evolve our regional portfolio.

### A sustainable future

From actively supporting local people into employment, to setting new environmental standards; sustainability is at the heart of our approach.

Working collaboratively with our customers and their store teams, we are able to support them in their efforts to run their businesses responsibly, and by building strong relationships with local stakeholders and community partners, we all benefit from working together for the long term.

### Net Zero by 2030

We are committed to aligning our business to the 1.5°C goal of the Paris Climate Agreement, with a target to be a net zero business by 2030 and climate positive thereafter. We acknowledge that meeting this goal will be tough; we cannot do this alone and we will need to work with our many customers and partners who share our ambitions. Our Net Zero reporting scope includes all Scope 1-3 emissions from the operation of our directly managed real estate assets, including carbon embodied in the development of our buildings, and emissions associated with the operation of them.





## Playing a positive role in the communities we serve.

We want to play a positive role in the communities we serve, and deliver meaningful social value that contributes to the long-term success of our places. We want to make a difference for the people who live and work there now and in years to come.

Given the rich diversity of our communities - from central London to the coastal communities around the seabed, and from Newcastle city centre to Windsor Great Park - this means different things in different places.

Recruit Regional is delivered in partnership with the Department for Work and Pensions and North Tyneside Council across four of our destinations. Each location is supported by a specialist Workplace Co-ordinator who works closely with our customers to understand their recruitment processes, challenges and needs. From there a free, bespoke skills and training programme for local jobseekers is designed to meet those challenges. This can include customer service training, work experience, mentoring, CV writing skills and interview techniques, understanding the hospitality and retail sectors, the chance to gain accredited qualifications and the delivery of job fairs.

## Our community partnerships



### DWP

Jobcentre Plus helps people move from benefits into work and helps employers advertise jobs. It also deals with benefits for people who are unemployed or unable to work because of a health condition or disability.



### North Tyneside Council

Education to Employment offers a range of free services to help employers based in North Tyneside to grow their business and create opportunities for local people.



### Drive Forward Foundation

Drive Forward Foundation works with young adults, aged 13 - 26, in and leaving foster and residential care, to build and maintain successful careers. Moving into independent living at the early age of 18 and facing financial hardship, it is often challenging for individuals leaving care to transition into careers. At the same time, finding meaningful employment can be a lifeline for these individuals providing stability, security and a positive purpose: features which are too often found to be missing from a childhood in care.



### Purple

Purple is an organisation dedicated to reducing levels of inequality between disabled & non-disabled people, particularly in relation to employment. It believes that by bringing disabled people and businesses together, it can change the conversation from one of disadvantage and inequality to one about potential and value.



### The Wildlife Trust BCN

The Wildlife Trust cares for over 100 nature reserves, covering more than 4,000 hectares and carries out conservation work across ancient woodlands, wildflower meadows, heathlands and wetlands.



### Recovery Through Enterprise hub in partnership with Made in Northamptonshire

Located at Rushden Lakes, The Made In Northamptonshire shop (part of East Northants Council's 'Recovery Through Enterprise') provides job seeker information and 1-to-1 business advice.



### Sunflower Lanyards/Hidden Disabilities

Wearing the Hidden Disabilities Sunflower lanyard discreetly indicates to people around the wearer that they need additional support, help or a little more time. Since its launch in 2016, it has now been adopted across the UK and globally.



### NBRN

The Covid-19 outbreak has been an immense challenge for many across the country. The National Business Response Network (NBRN) was formed by Business in the Community as a response to the crisis, and matches businesses with local community organisations to harness the resources and expertise needed to help them build back up in this difficult time.



### BITC

Business in the Community - the Prince's Responsible Business Network - is a business-led membership organisation made up of progressive businesses of all sizes, who understand that the prosperity of business and society are mutually dependent.



### Reading Real Estate Foundation

Launched in 2012, the Pathways to Property project aims to widen access to the real estate profession by raising awareness of, and aspirations about, the vast range of careers available within the sector. Led by Reading Real Estate Foundation, the successful outreach programme exposes students from less advantaged and non-traditional backgrounds to opportunities within the property industry.



# New brands in 2020

A dynamic blend of local independent and national brands, make our assets some of the best performing in the country.

FRASERS  
GROUP

bensons  
for beds

Superdrug

CARDZONE  
EST 2005

JURASSIC GRILL

Tim Hortons



vm  
Home Living

AHF

LAGO LOUNGE  
CAFÉ BAR

TheWorks.co.uk

MONKEE  
BUSINESS

SLIM CHICKENS

Levi's

ROMAN

REGATTA  
GREAT OUTDOORS

MOOCH

EE

home bargains

Hays Travel

San Quatermaine  
Jeweller and Goldsmith

Chi

edon

TOYTOWN

PÂTISSERIE  
VALERIE

Furniture  
Village

Living Giving & Home

L'OCCITANE  
EN PROVENCE

Yume  
world

MATALAN

H&M

ACCESSORIZE  
LONDON

ICE Menswear  
Glam Beau  
Little Italy Boutique

QUIZ

THE Mayfair  
PUB & KITCHEN

TUI



# Pop-up brands in 2020

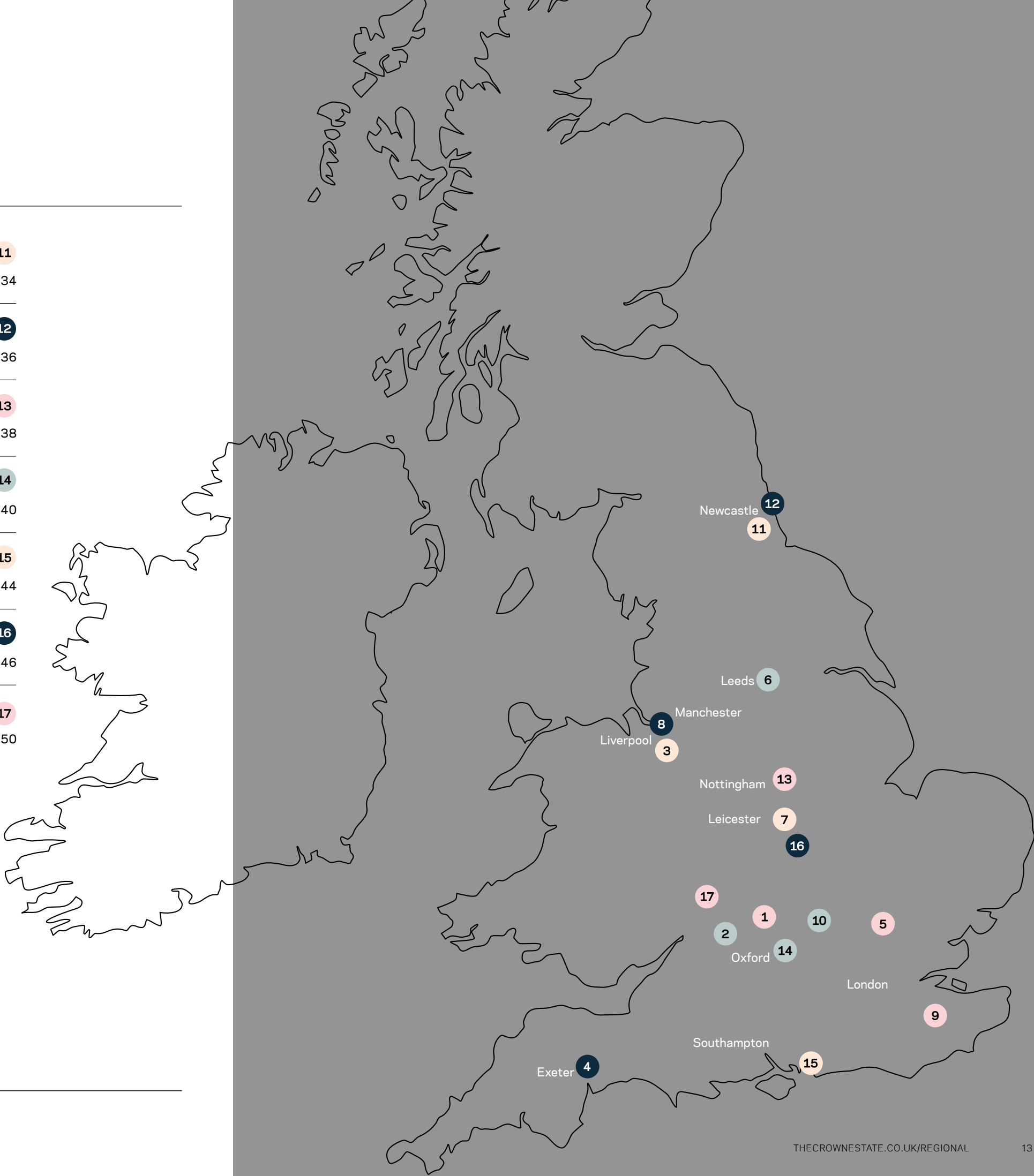
A diverse range of well-known and independent pop-ups which created excitement and interest at our assets.





# Our regional locations

Banbury Banbury Gateway Shopping Park	1 p14	Newcastle The Gate	11 p34
Cheltenham Gallagher Shopping Park	2 p16	North Tyneside Silverlink Shopping Park	12 p36
Ellesmere Port Coliseum Shopping Park	3 p18	Nottingham Victoria Retail Park	13 p38
Exeter Princesshay Shopping Centre	4 p20	Oxford Westgate	14 p40
Harlow Queensgate Centre	5 p22	Portsmouth Ocean Retail Park	15 p44
Leeds Crown Point Shopping Park	6 p24	Rushden Rushden Lakes	16 p46
Leicester Fosse Park	7 p26	Worcester Crown Gate Shopping Centre	17 p50
Liverpool Aintree Shopping Park	8 p28		
Maidstone South Aylesford Retail Park	9 p30		
Milton Keynes MK1 Shopping & Leisure Park	10 p32		





# Banbury Gateway Shopping Park

Home to popular retail brands, Banbury Gateway Shopping Park welcomes more than 4.1 million shoppers each year.

Anchored by M&S and Primark and with a variety of other strong retail brands including Next, Fatface, Superdrug and River Island, Banbury Gateway Shopping Park is one of the region's premier shopping destinations.

Exceptionally well-connected, located just off Junction 11 of the M40 and A422 and only two miles from Banbury town centre. 86,000 cars pass the site each day on the M40. A regular bus service runs between Banbury town centre and Banbury Gateway.

70 minutes

AVERAGE DWELL TIME

£64

AVERAGE SPEND PER VISIT WITH 90% OF VISITORS MAKING A RETAIL PURCHASE

£700 million

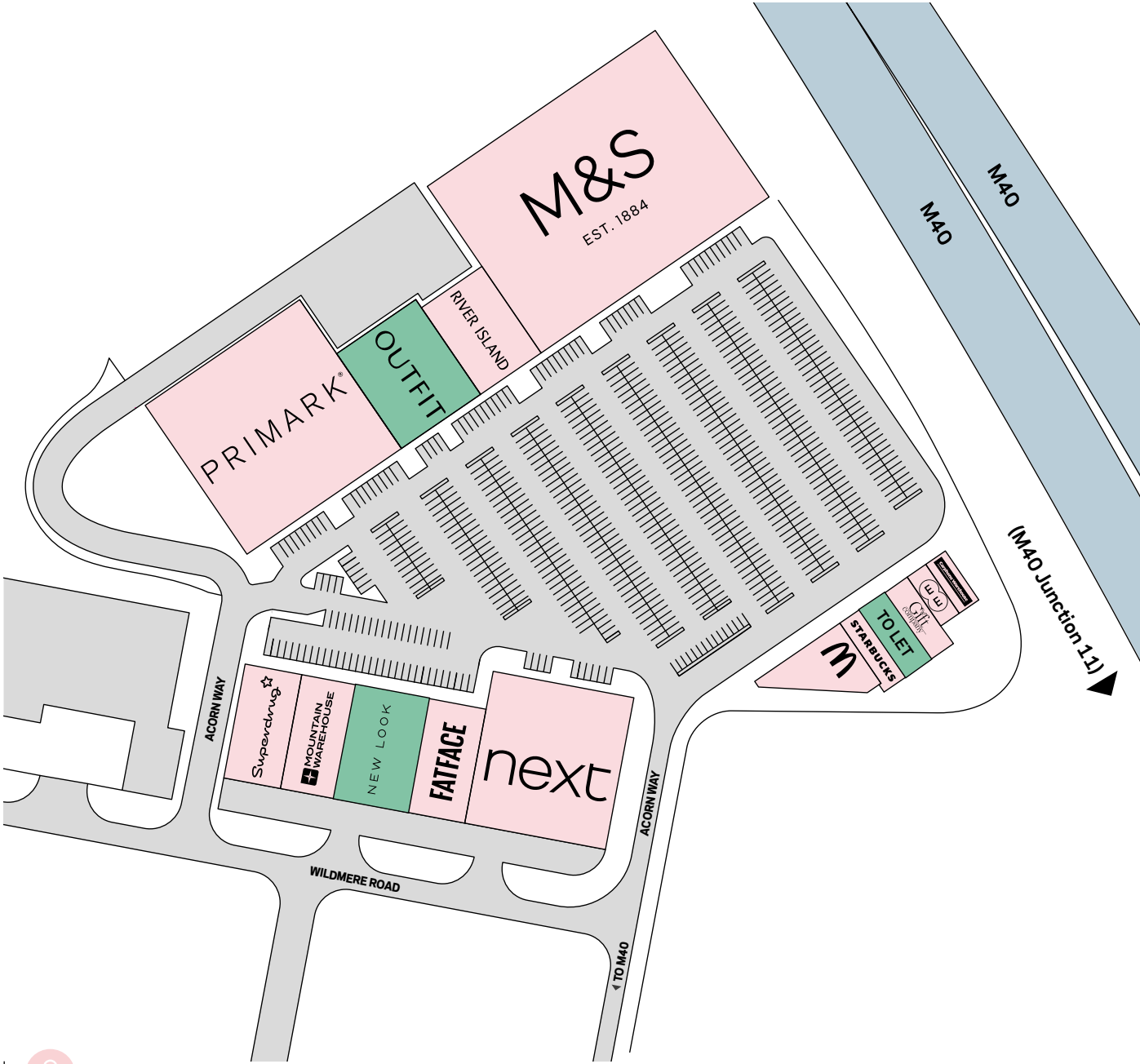
RESIDENTIAL CATCHMENT SPEND AVAILABLE WITHIN A 20-MINUTE DRIVE TIME



- 158,800 sq ft
- 587 spaces
- Open A1
- Banbury
- OX16 3ER
- [www.banburygateway.co.uk](http://www.banburygateway.co.uk)

Connectivity  
Banbury Gateway Shopping Park can be accessed from Junction 11 of the M40, approximately half a mile (1km) to the south, via the A422. Banbury town centre lies two miles (3km) to the south west of the park. A regular bus service links the park to the town centre.

- Unit **LET**
- Unit **TO LET**



Michael Bell - 020 7851 5374  
[michael.bell@thecrownestate.co.uk](mailto:michael.bell@thecrownestate.co.uk)

Back to map



# Gallagher Shopping Park

With over 7 million annual visits,\*\* Gallagher Shopping Park is Cheltenham's primary out-of-town retail destination.

With a variety of strong retailers, including Boots and Next, the park also benefits from a nearby 95,000 sq ft Sainsbury's supermarket and strong passing trade.

The park has been fully refurbished and, alongside well-established brands such as Hobbycraft and Sports Direct, it boasts other popular brands including Food Warehouse, Sofology, Tapi, Dreams and Matalan which opened in 2020.

£64  
AVERAGE SPEND PER VISIT

54 minutes  
AVERAGE DWELL TIME

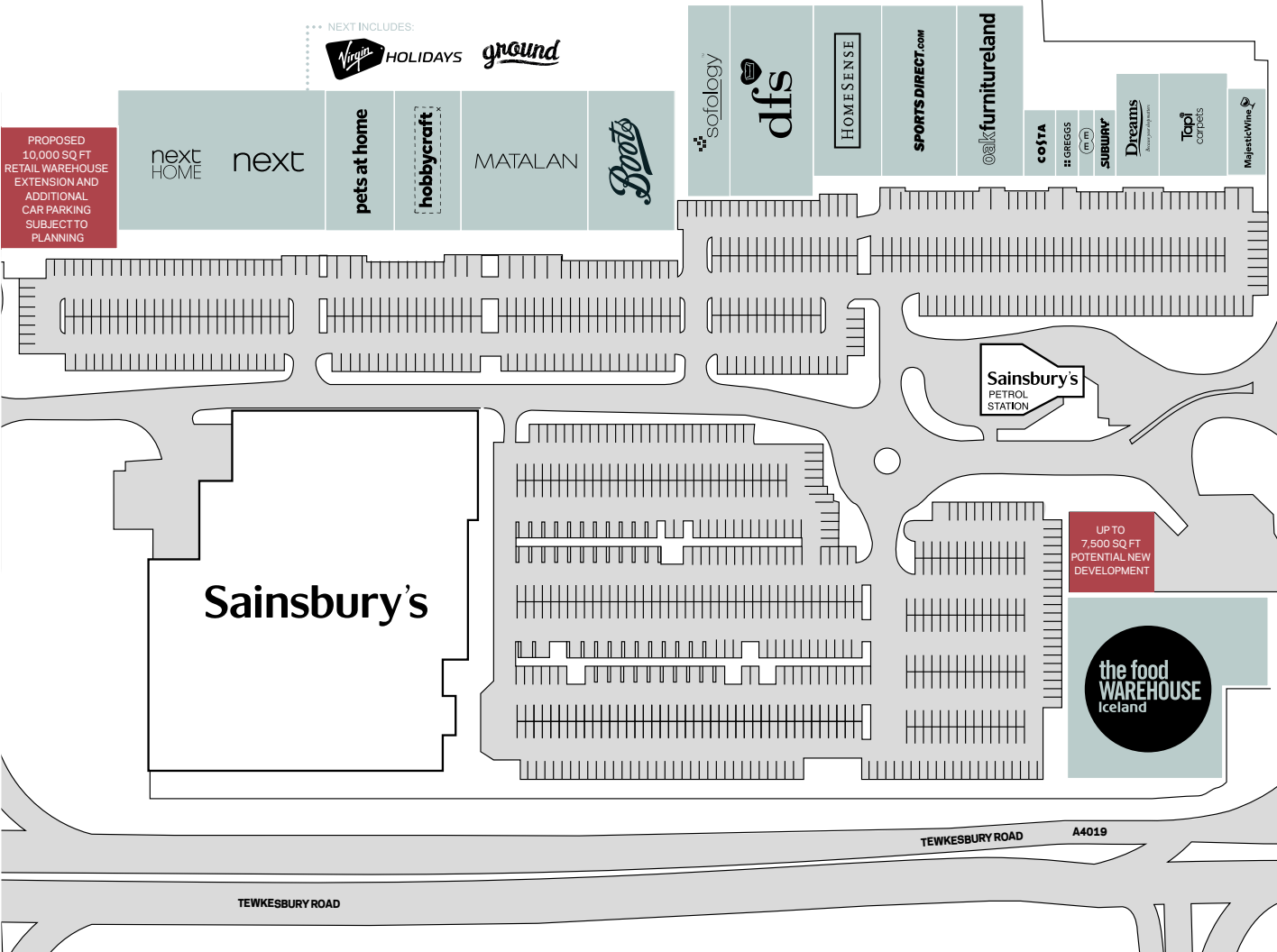
90%  
OF VISITORS MAKE A RETAIL PURCHASE



- 153,000 sq ft
- 1,013 spaces
- Part Open A1, Part Restricted A1
- Cheltenham
- GL51 9RR
- www.gallaghershopping.co.uk

Connectivity  
Located 1.5 miles (2.5km) north west of Cheltenham town centre on the A4019 Tewkesbury Road, with easy links to the M5 and surrounding towns.

- Unit LET
- Unit PROPOSED DEVELOPMENT
- Unit OUTSIDE OF OWNERSHIP



Richard Cripps - 020 7851 5298  
richard.cripps@thecrownestate.co.uk

Back to map



# Coliseum Shopping Park

An enticing mix of retail and leisure brands draws more than 3.8 million visitors to Coliseum Shopping Park every year.

Perfectly located beside Cheshire Oaks Designer Outlet and adjacent to Coliseum Leisure Park, the shopping park benefits from strong footfall and large volumes of loyal local visitors. Other attractions include Blue Planet Aquarium and the Cheshire Oaks David Lloyd Club. The appeal of this combined shopping, dining and leisure hub means the park also draws visitors from far beyond its core catchment.

Coliseum Shopping Park consists of 19 retail units, anchored by Next, Boots, and also offers a Starbucks, Burger King and Pizza Hut.

73 minutes

AVERAGE DWELL TIME

83%

RETAIL CONVERSION RATE

£71

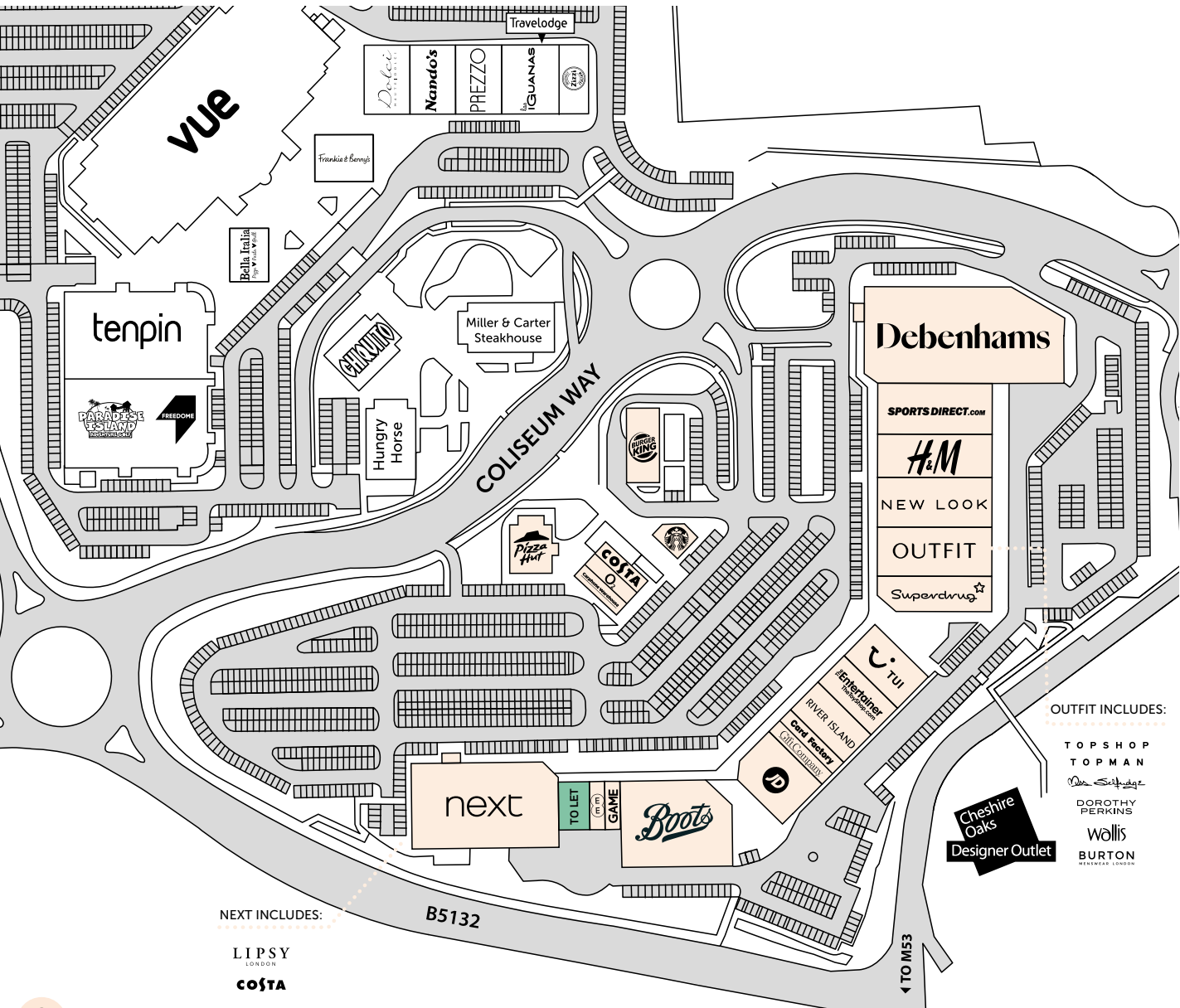
AVERAGE SPEND PER VISIT.  
UK SHOPPING PARK AVERAGE £61



- 210,000 sq ft
- 1,273 spaces
- Open A1
- Ellesmere Port
- CH65 9HD
- [www.coliseumshoppingpark.com](http://www.coliseumshoppingpark.com)

Connectivity  
Coliseum Shopping Park is located between Chester and Ellesmere Port, accessed from Junction 10 of the M53 (approximately 1 mile north of the junction with the M56).

- Unit LET
- Unit TO LET
- Unit OUTSIDE OF OWNERSHIP



Richard Cripps - 020 7851 5298  
[richard.cripps@thecrownestate.co.uk](mailto:richard.cripps@thecrownestate.co.uk)

Back to map



# Princesshay Shopping Centre

Home to more than 60 of the nation's best-loved brands, Princesshay Shopping Centre boasts an annual footfall of 13.4 million.

With Exeter Cathedral providing a stunning backdrop, Princesshay offers visitors an exciting mix of boutique, specialist and big-brand retailers, from Apple, Levi's, Oliver Bonas, Lush and Inside Out to Superdry, Topshop and Zara.

An appealing and eclectic mix of restaurants and cafés, including Nando's, Wagamama and Yo! Sushi, encourages extended dwell time, attracting people who are looking to make more of their shopping experience by enjoying food and drink as part of their visit.

£72

AVERAGE SPEND PER VISIT

69 minutes

AVERAGE DWELL TIME

2%

PRINCESSHAY RANKS IN THE TOP 2% OF DESTINATIONS BASED ON RETAIL SPEND POTENTIAL.



- 400,000 sq ft
- 513 spaces
- Class A1 & A3
- Exeter
- EX1 1QA
- www.princesshay.co.uk

Connectivity  
Exeter city centre is a 20-minute drive from Junction 30 of the M5, approximately 37 miles (60km) north east of Plymouth and 70 miles (110km) south west of Bristol.

- Unit LET
- Unit TO LET
- Unit UNDER OFFER
- Unit OUTSIDE OF OWNERSHIP



Katherine Armstead - 020 7851 5268  
katherine.armstead@thecrownestate.co.uk  
Nicole Campbell - 020 7851 5179  
nicole.campbell@thecrownestate.co.uk

Back to map



# Queensgate Centre

Well-loved stores and a mix of restaurants are a winning combination for Queensgate Centre.

Queensgate Centre is one of Essex’s leading retail and leisure parks, boasting a wide catchment with shoppers combining convenience and purpose-led visits.

The centre includes Currys PC World, Homesense, Hobbycraft, Next Home and popular food outlets.

2.6 million

ANNUAL FOOTFALL

£91

AVERAGE RETAIL SPEND PER VISIT

£1.5 million

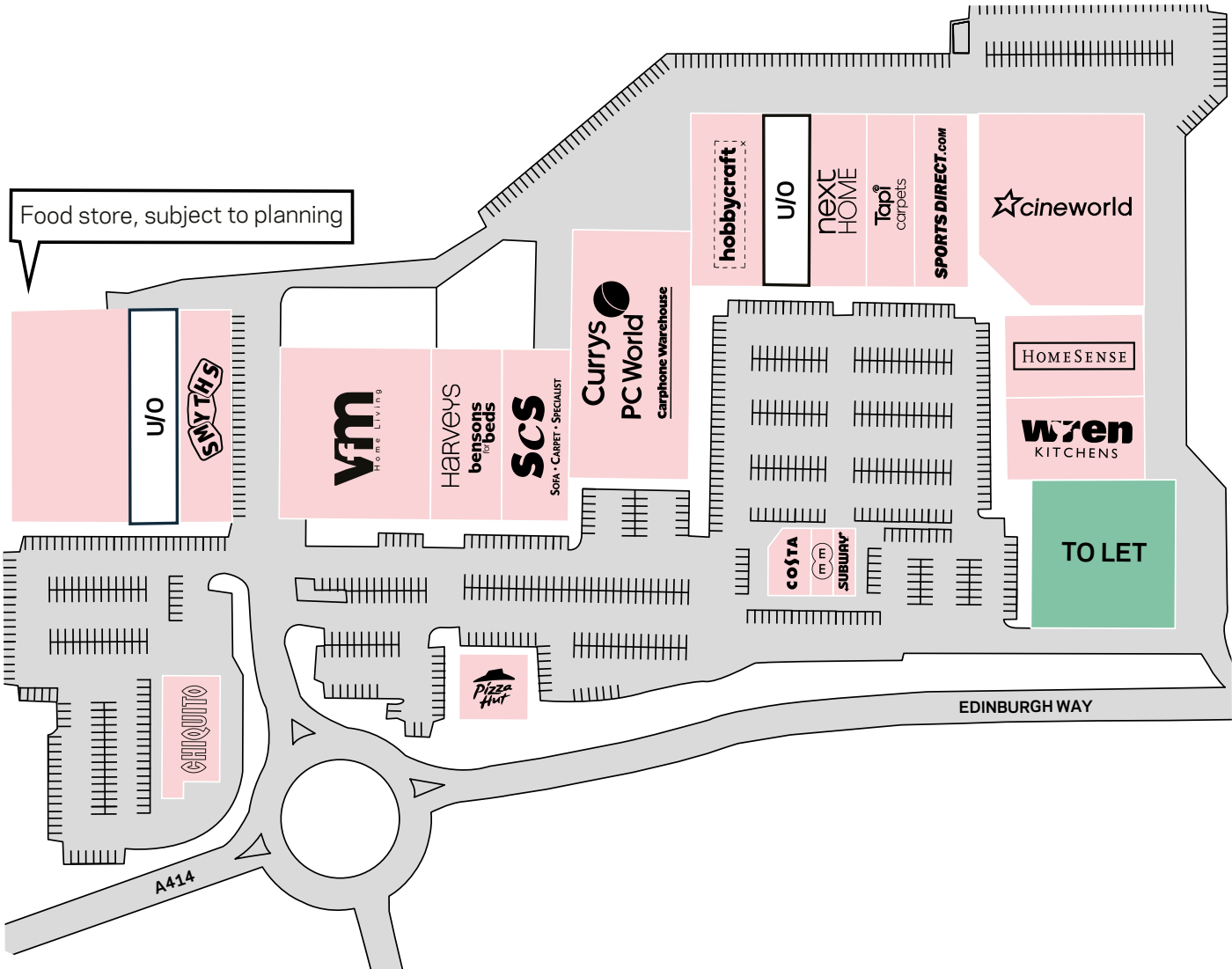
AVAILABLE SPEND BY THE CATCHMENT  
ON NON-FOOD PER YEAR



- 224,000 sq ft
- 853 spaces
- Restricted A1
- Harlow
- CM20 2DH
- [www.queensgatecentre.com](http://www.queensgatecentre.com)

Connectivity  
Queensgate Centre enjoys a highly accessible position. Just one mile (1.5km) north of Harlow town centre, it is located on Edinburgh Way (A414), with easy access to Junction 7 of the M11.

- Unit **LET**
- Unit **TO LET**
- Unit **UNDER OFFER**



Beth Eastgate - 020 7851 5094  
[beth.eastgate@thecrownestate.co.uk](mailto:beth.eastgate@thecrownestate.co.uk)

Back to map



# Crown Point Shopping Park

Convenience and quality attract 200,000 visitors a week to Crown Point Shopping Park.

Prominently located on the southern edge of Leeds city centre, this convenient shopping hub is easily accessible with ample parking.

Home to popular retailers, including Currys PC World, M&S, New Look, Next and TK Maxx, it caters to a wide range of shopping needs and budgets.

23%

OF ADULTS IN THE CATCHMENT USE CROWN POINT AS THEIR PRIMARY OUT-OF-TOWN DESTINATION

200,000

VISITORS TO STORES PER WEEK

1.9 million

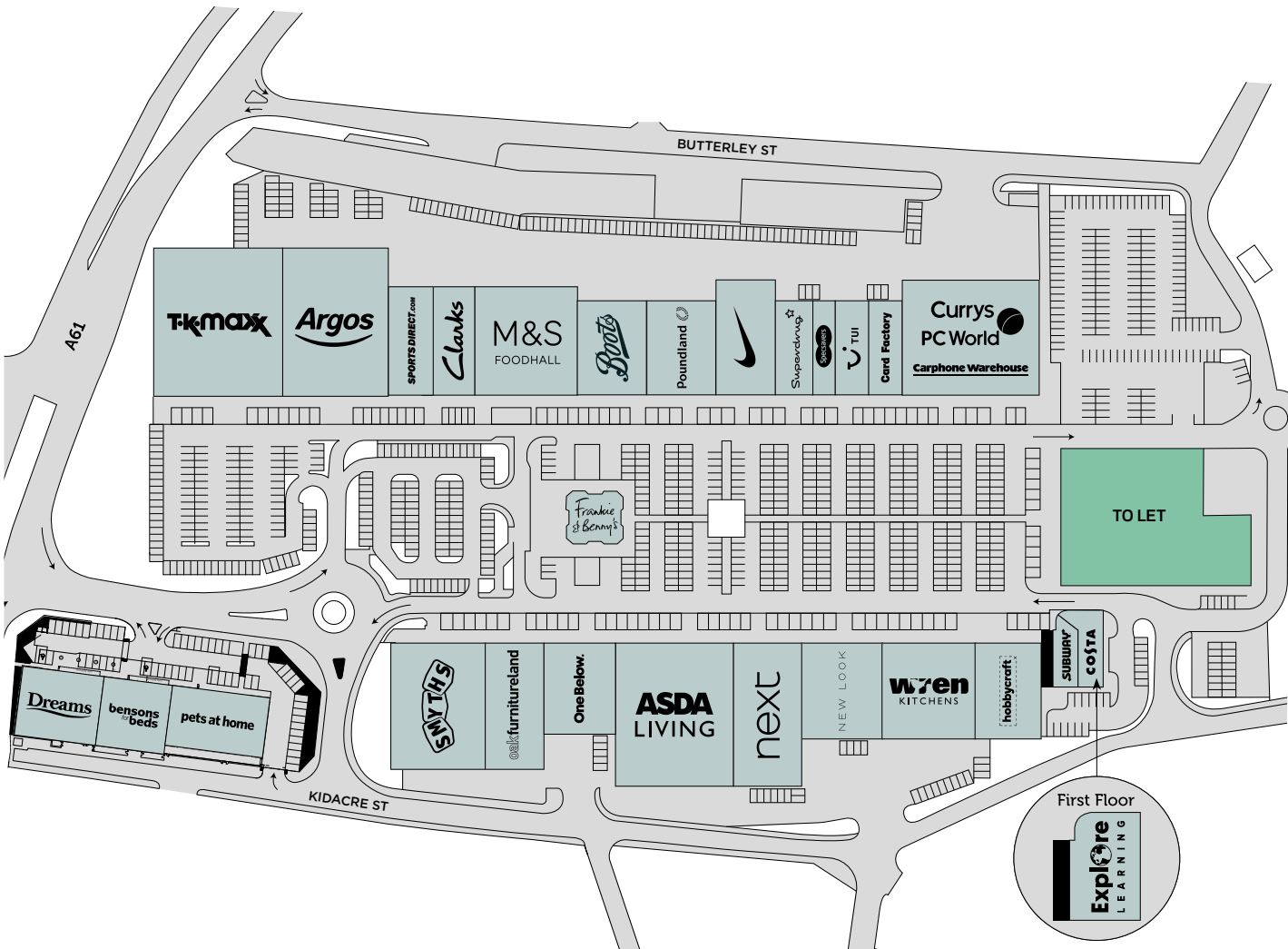
SHOPPERS WITHIN A 30-MINUTE DRIVE TIME



- 290,000 sq ft
- 928 spaces
- Predominantly Open A1
- Leeds
- LS10 1ET
- [www.crownpoint-shopping.co.uk](http://www.crownpoint-shopping.co.uk)

Connectivity  
Crown Point Shopping Park is off Junction 3 of the M621, just 10 minutes from Leeds city centre by car.

- Unit LET
- Unit TO LET



Hayley Turley - 020 7851 5347  
[hayley.turley@thecrownestate.co.uk](mailto:hayley.turley@thecrownestate.co.uk)

Back to map



# Fosse Park

With more than 11 million visitors every year, Fosse Park is one of the nation’s most successful shopping destinations.

This thriving shopping park is continuously evolving as its already impressive 436,000 sq ft of retail space expands to meet demand.

Currently featuring 26 units including Boots, M&S and Primark, a £168million expansion comprising of 322,500 sq ft of new retail and restaurant space will deliver a brilliant place attuned to needs of the community, customers and shoppers. It will provide an additional 1,000 parking spaces, communal areas, event spaces, improved landscaping, widened walkways and enhanced accessibility.

Confirmed brands for the new Food Central and Fosse Park West include Frasers Group, an upsized Next, TK Maxx, H&M, Nando’s, KFC, Costa, Soho Coffee Company and Greggs.



11.5 million

VISITORS PER YEAR

£89

AVERAGE SPEND PER VISIT

£982.9 million

RETAIL SPEND POTENTIAL (INCLUDING GROCERY AND CATERING). FOSSE RANKS AT 28TH IN THE UK, WHICH IS IN THE TOP 1% OF DESTINATIONS



Image credit: Nandos.com

- 436,000 sq ft (Existing)
- 2,000 spaces (Existing)
- Fosse Park North, Open A1  
Fosse Park South, Restricted A1  
Fosse Park West, Open A1 (Coming 2021)
- Leicester
- LE19 1HY
- [www.fosseshoppingpark.co.uk](http://www.fosseshoppingpark.co.uk)

Connectivity  
Fosse Park is three miles (5km) south west of Leicester city centre, adjacent to the A563 Leicester orbital ring road, and just half a mile from the M1.

- Unit **LET**
- Unit **TO LET**
- Unit **UNDER OFFER**
- Unit **OUTSIDE OF OWNERSHIP**
- Fosse Park West **UNDER DEVELOPMENT**
- Food Central **UNDER DEVELOPMENT**



Michael Bell - 020 7851 5374  
[michael.bell@thecrownestate.co.uk](mailto:michael.bell@thecrownestate.co.uk)  
Nicole Campbell - 020 7851 5179  
[nicole.campbell@thecrownestate.co.uk](mailto:nicole.campbell@thecrownestate.co.uk)

Back to map



# Aintree Shopping Park

Aintree Shopping Park boasts easy accessibility, an affluent catchment and a 6.1 million annual footfall.

Home to 14 retailers, including B&Q, M&S, Boots and a flagship Next store, plus restaurants including Nando's, McDonald's and Greggs.

This well-connected shopping destination serves a local, affluent catchment and benefits from a range of purpose-driven shopper trips.

The park benefits from 1,100 free car parking spaces and is serviced by several bus links.

6.1 million  
ANNUAL FOOTFALL

72%  
OF VISITORS COME FROM THE PRIMARY AND SECONDARY CATCHMENT. SERVING LOCAL AND PURPOSE-DRIVEN SHOPPING TRIPS, THE PARK ATTRACTS A LOYAL AND AFFLUENT DEMOGRAPHIC

85%  
OF VISITORS MAKE A RETAIL PURCHASE



- 299,930 sq ft
- 1,100 spaces
- Part Open A1, Part Restricted A1
- Liverpool
- L9 5AN
- [www.aintreeshoppingpark.co.uk](http://www.aintreeshoppingpark.co.uk)

Connectivity  
Aintree Shopping Park is located 6.5 miles (10.5km) north of Liverpool city centre. It lies on the A59 Ormskirk Road, which is the main arterial route linking the M57 and M58 interchange and the city centre. The junction to the M57 and M58 motorways is half a mile (0.75km) to the north.

Unit LET



Richard Cripps - 020 7851 5298  
[richard.cripps@thecrownestate.co.uk](mailto:richard.cripps@thecrownestate.co.uk)

Back to map

# South Aylesford Retail Park

A thriving shopping park, South Aylesford Retail Park is located within an affluent catchment outside Maidstone town centre.

This popular retail and leisure destination offers an enjoyable shopping experience in an accessible location. With annual footfall of 2.7 million, aided by the 54,000 sq ft Sainsbury's supermarket adjacent to the park, South Aylesford Retail Park has a loyal, affluent local shopper base.

With a varied range of popular stores, from Currys PC World and Homebase to M&S Foodhall and Wren Kitchens, this convenient shopping hub has widened its appeal with a range of food and beverage operators including Nando's, M&S Cafe and Costa.



2.7 million

ANNUAL FOOTFALL

12 minutes

AVERAGE DRIVE TIME TO THE PARK. LOYAL, LOCAL SHOPPER BASE WITH VISITORS FROM THE PRIMARY AND SECONDARY CATCHMENT

£89

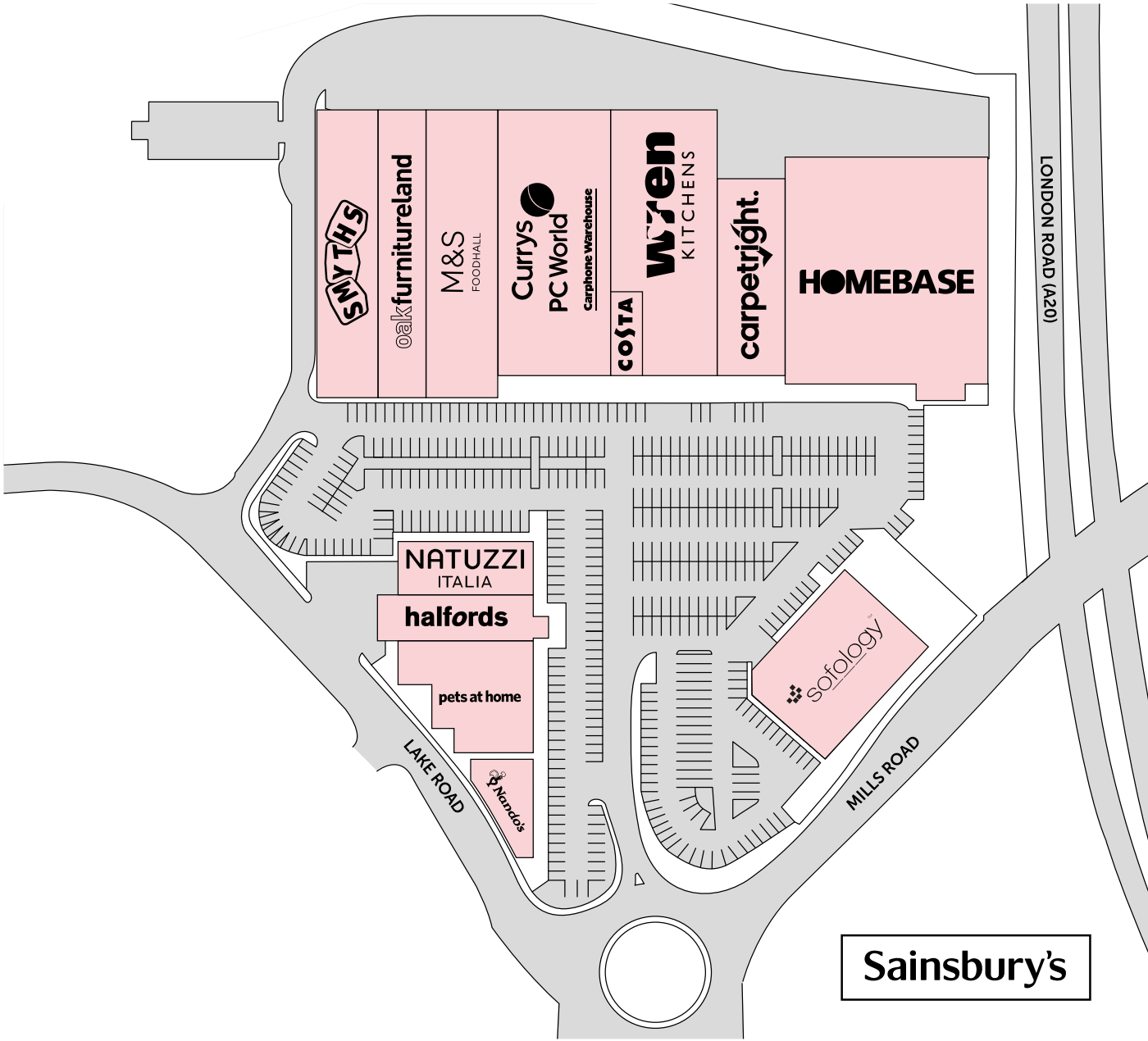
AVERAGE RETAIL SPEND PER VISIT



- 167,000 sq ft
- 528 spaces
- Restricted A1
- Maidstone
- ME20 7TP
- [www.southaylesfordretailpark.co.uk](http://www.southaylesfordretailpark.co.uk)

Connectivity  
South Aylesford Retail Park is prominently located alongside the A20 London Road. Maidstone town centre is three miles (5km) to the south east of the park, and Junction 5 of the M20 is one mile (1.6km) away.

- Unit **LET**
- Unit **OUTSIDE OF OWNERSHIP**



Emma Snipp – 020 7851 5194  
[emma.snipp@thecrownestate.co.uk](mailto:emma.snipp@thecrownestate.co.uk)

Back to map



# MK1 Shopping & Leisure Park

MK1 Shopping & Leisure Park is prominently located in one of the region's prime retail and leisure spots.

Situated next to Stadium MK, home of Milton Keynes Dons Football Club, the park forms part of a major regional retail and leisure destination with an IKEA superstore and Asda nearby.

The park's anchor retailers are M&S, Next, Primark and H&M, while the leisure park is home to an ODEON IMAX cinema and restaurants, including Nando's, TGI Fridays and Pizza Express.

4.1 million

ANNUAL FOOTFALL

74 minutes

DWELL TIME

24 minutes

DRIVE TIME

89%

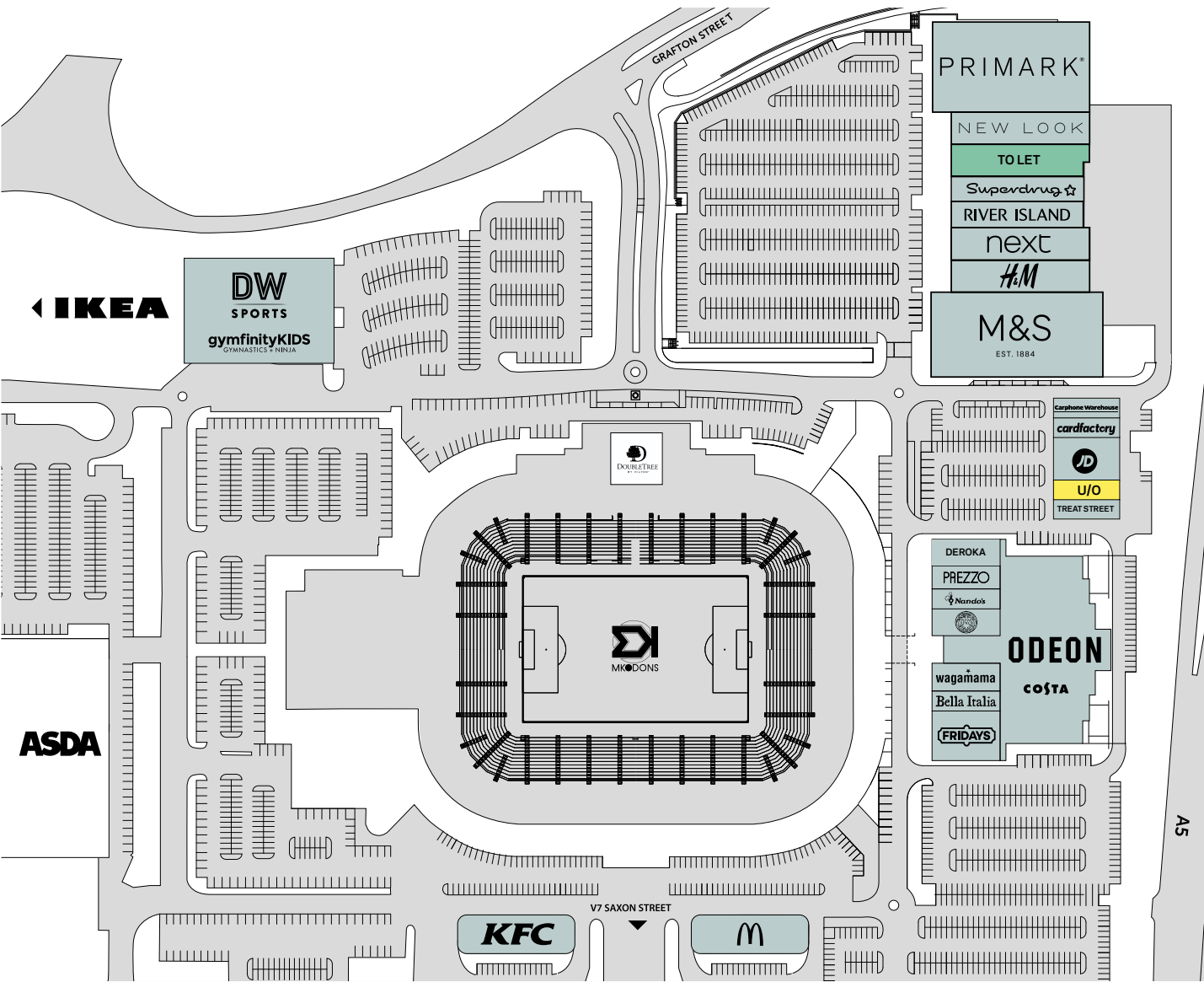
RETAIL CONVERSION



- Shopping: 137,913 sq ft  
Leisure: 128,778 sq ft
- Shopping: 610 spaces  
Leisure: 388 spaces
- Shopping: A1 / Leisure: A3
- Milton Keynes
- MK1 1ST
- [www.mk1shoppingpark.co.uk](http://www.mk1shoppingpark.co.uk)

Connectivity  
MK1 Shopping & Leisure Park is located to the south of central Milton Keynes. The nearby roundabout intersection of the A5 dual carriageway offers fast, easy access to the town centre and surrounding region.

- Unit **LET**
- Unit **TO LET**
- Unit **UNDER OFFER**
- Unit **OUTSIDE OF OWNERSHIP**



Beth Eastgate - 020 7851 5094  
[beth.eastgate@thecrownestate.co.uk](mailto:beth.eastgate@thecrownestate.co.uk)

[Back to map](#)

# The Gate

The Gate is an engaging and vibrant entertainment destination.

The Gate is one of Newcastle’s most exciting leisure and entertainment destinations, with a wide variety of popular bars and restaurants. Attracting a crowd of young professionals and students, current customers include Aspers, Eden and Nando’s.

A multimillion pound refurbishment has rejuvenated the entertainment centre and improved the overall visitor experience.

+54 NPS

ABOVE THE NATIONAL AVERAGE

72 minutes

DWELL TIME

65%

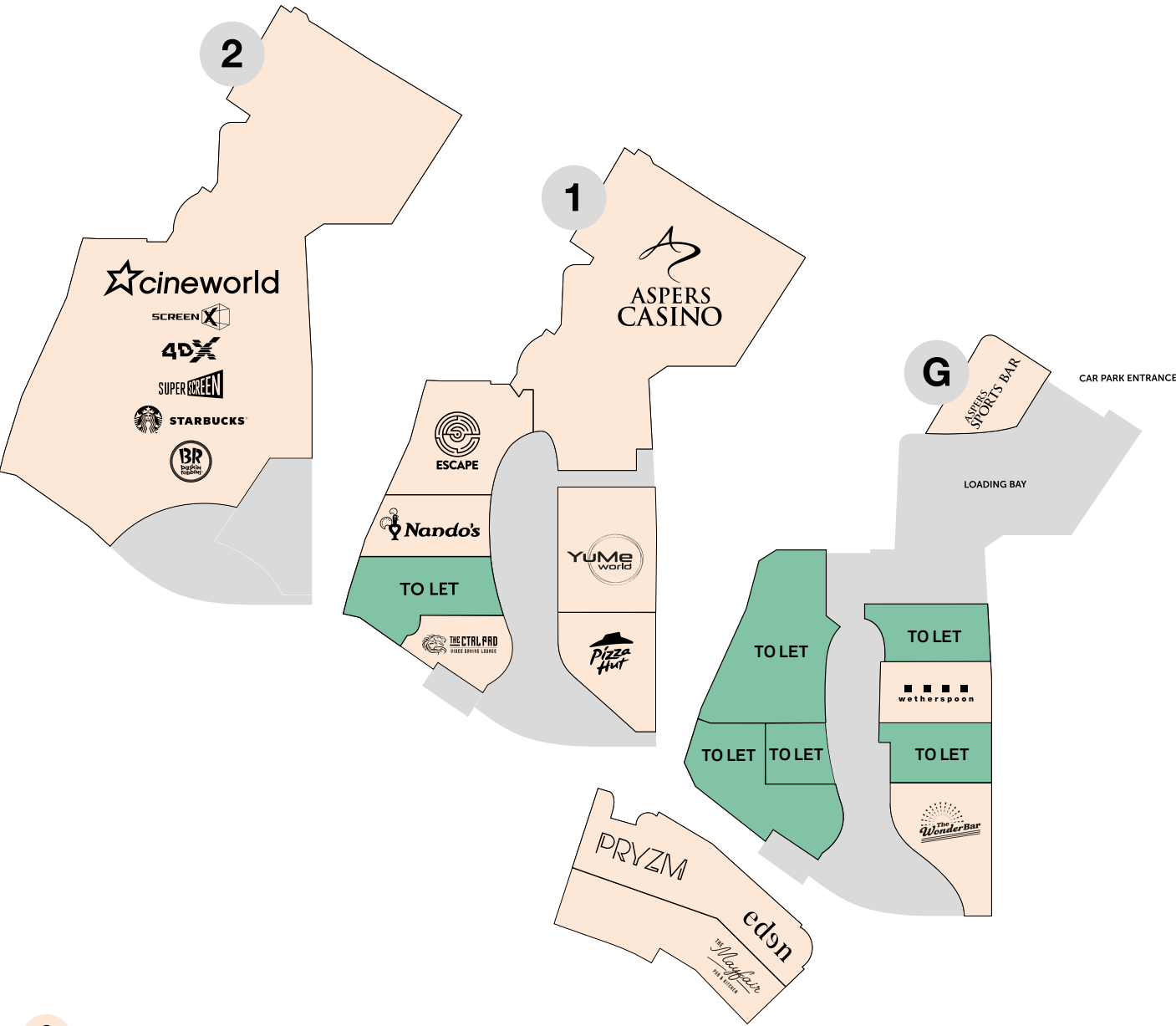
OF VISITORS SPEND ON CATERING



- 220,000 sq ft
- 266 spaces
- A3 & D2
- Newcastle
- NE1 5TG
- [www.thegatenewcastle.co.uk](http://www.thegatenewcastle.co.uk)

Connectivity  
The Gate is on Newgate Street in Newcastle city centre. With easy access to the main rail, metro and bus stations, there are also ample bike racks available for cyclists.

- Unit **LET**
- Unit **TO LET**



Iain Mills - 020 7851 5267  
[iain.mills@thecrownestate.co.uk](mailto:iain.mills@thecrownestate.co.uk)

[Back to map](#)



# Silverlink Shopping Park

With a perfect blend of fashion, tech and homeware brands, Silverlink Shopping Park satisfies all shopping needs.

Home to retailers including Boots, Currys PC World, H&M, JD Sports, New Look, Next, River Island and Wren Kitchens, and anchored by M&S, retail conversion rates are 9% higher than the rest of the UK.

With easy access to Newcastle city centre and ample parking, the park also benefits from leisure visitors to the nearby ODEON cinema and restaurants.

7.2 million

ANNUAL FOOTFALL

£198 million

TOTAL RESIDENTIAL RETAIL SPEND POTENTIAL; PLACING SILVERLINK SHOPPING PARK IN THE TOP 3% OF UK RETAIL DESTINATIONS

91%

RETAIL CONVERSION RATE; 9% HIGHER THAN THE UK SHOPPING PARK AVERAGE



- 208,000 sq ft
- 927 spaces
- Predominantly Open A1
- North Tyneside
- NE28 9ND
- [www.silverlinkshoppingpark.co.uk](http://www.silverlinkshoppingpark.co.uk)

Connectivity  
Silverlink Shopping Park is at the junction of the A19 and A1058 (Coast Road), four miles (6km) to the east of Newcastle.

- Unit **LET**
- Unit **TO LET**
- Unit **UNDER OFFER**
- Unit **OUTSIDE OF OWNERSHIP**
- POD DEVELOPMENT



Nicole Campbell - 020 7851 5179  
[nicole.campbell@thecrownestate.co.uk](mailto:nicole.campbell@thecrownestate.co.uk)

[Back to map](#)

# Victoria Retail Park

Victoria Retail Park is a favourite with its loyal and affluent locals and attracts 4.9 million visitors a year.

Located just four miles from the centre of Nottingham, Victoria Retail Park is home to brands including M&S Foodhall, TK Maxx, Next, Boots, Pets at Home and Argos.

The park benefits from a strong trading location, opposite a Morrisons supermarket and DW Fitness Club, while McDonald's, Subway and Costa provide a further attraction for the park's visitors.

88%  
RETAIL CONVERSION RATE

57%  
OF SHOPPERS COME FROM THE CLOSEST PRIMARY CATCHMENT; 7% MORE THAN EXPECTED FOR THIS CATCHMENT

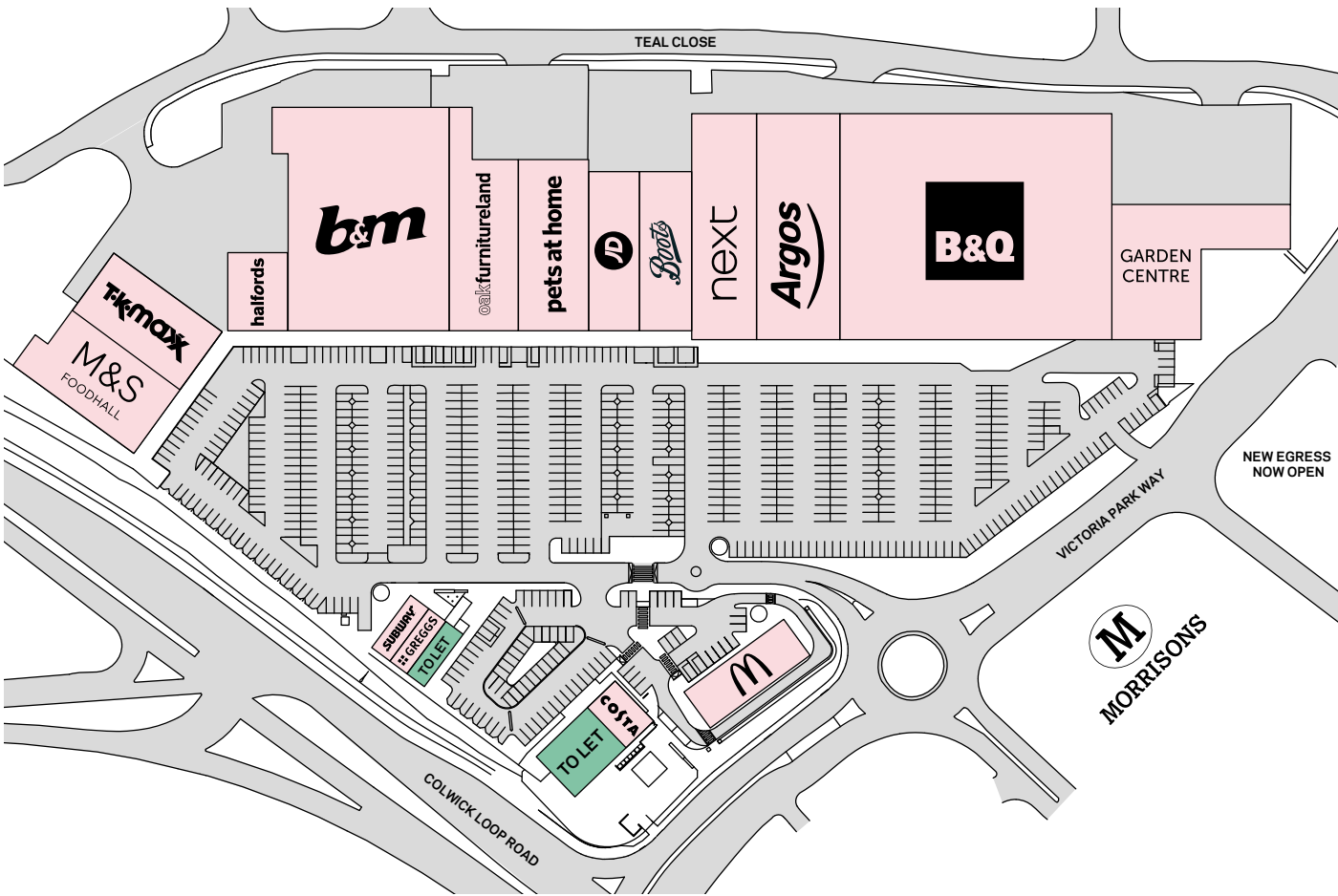
£65  
AVERAGE RETAIL SPEND PER VISIT



- 205,000 sq ft
- 674 spaces
- Open A1 (non-food)
- Nottingham
- NG4 2PE
- www.victoriaretailpark.co.uk

Connectivity  
Victoria Retail Park is prominently situated on the A612 Colwick Loop Road – one of the main routes to Nottingham city centre, which is four miles (6km) away. This convenient location makes the park easily accessible to the extensive catchment areas north and east of Nottingham.

- Unit LET
- Unit TO LET



Emma Snipp – 020 7851 5194  
emma.snipp@thecrownestate.co.uk

Back to map



# Westgate

Westgate Oxford is an innovative experience-led retail and leisure destination in the heart of the historic city centre.

Launched in October 2017, Westgate Oxford is a world-class retail and leisure destination, delivering a ground-breaking shopping centre that transforms the city’s shopping experience and complements its architectural heritage. It is currently one of the most sustainable retail centres to be built.

The centre features public spaces, as well as a curated mix of retail stores, boutiques and leisure outlets ranging from affordable luxury to the best of the high street plus a brand new John Lewis store.

There is a new five-screen boutique cinema, 12 restaurants, bars on the roof terrace and Westgate Social houses five very different independent food outlets.

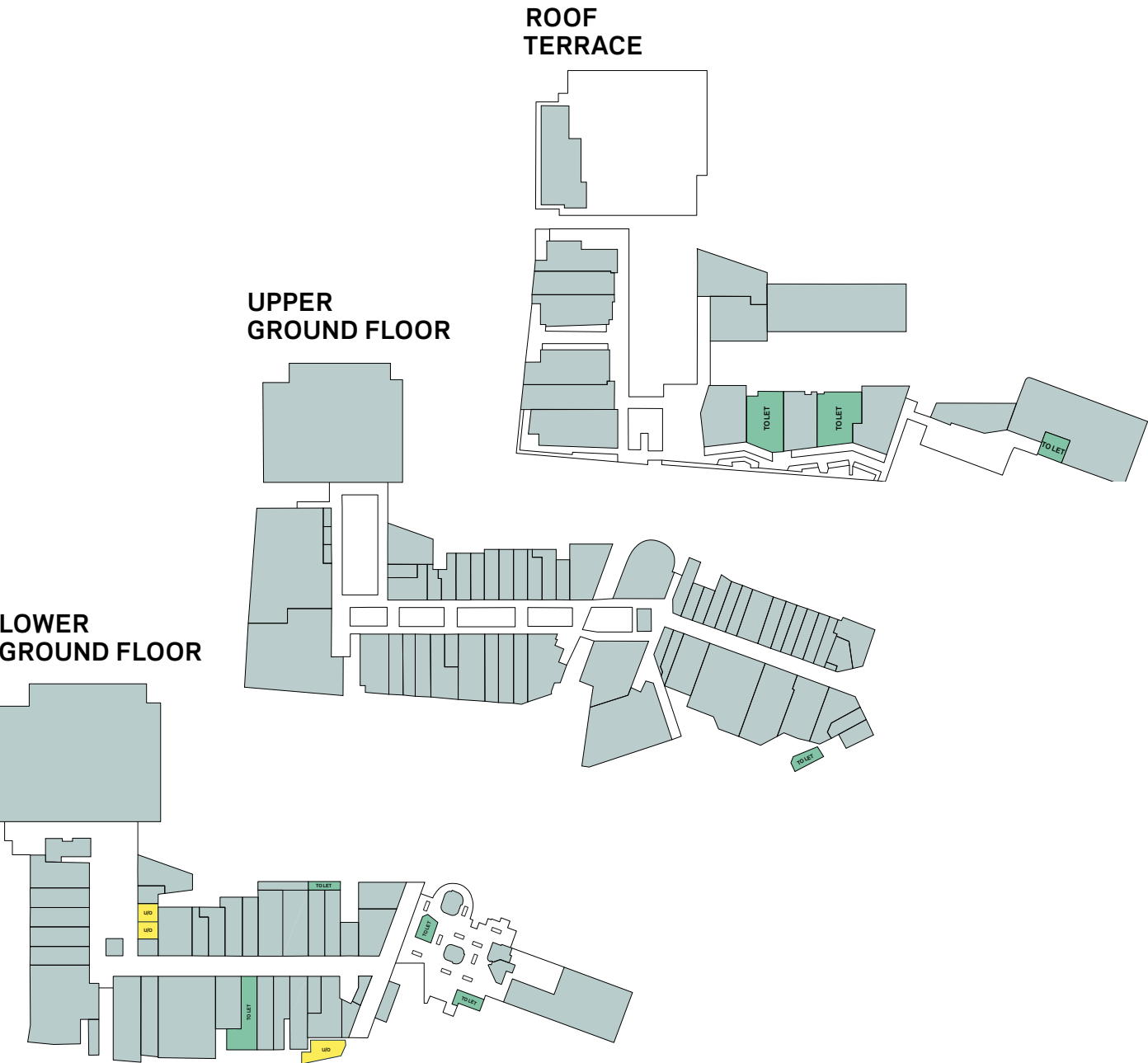


- 800,000 sq ft of shopping, leisure and dining
- Open A1 and A3
- Oxford
- OX1 1TR
- [www.westgateoxford.co.uk](http://www.westgateoxford.co.uk)

**Connectivity**  
Located in the city centre, a 10-minute walk from Oxford train station and 20-minute drive from the M40, Westgate is Oxford's premium retail and leisure destination.

Owned as part of a 50:50 joint venture with Landsec.

- Unit **LET**
- Unit **TO LET**
- Unit **UNDER OFFER**

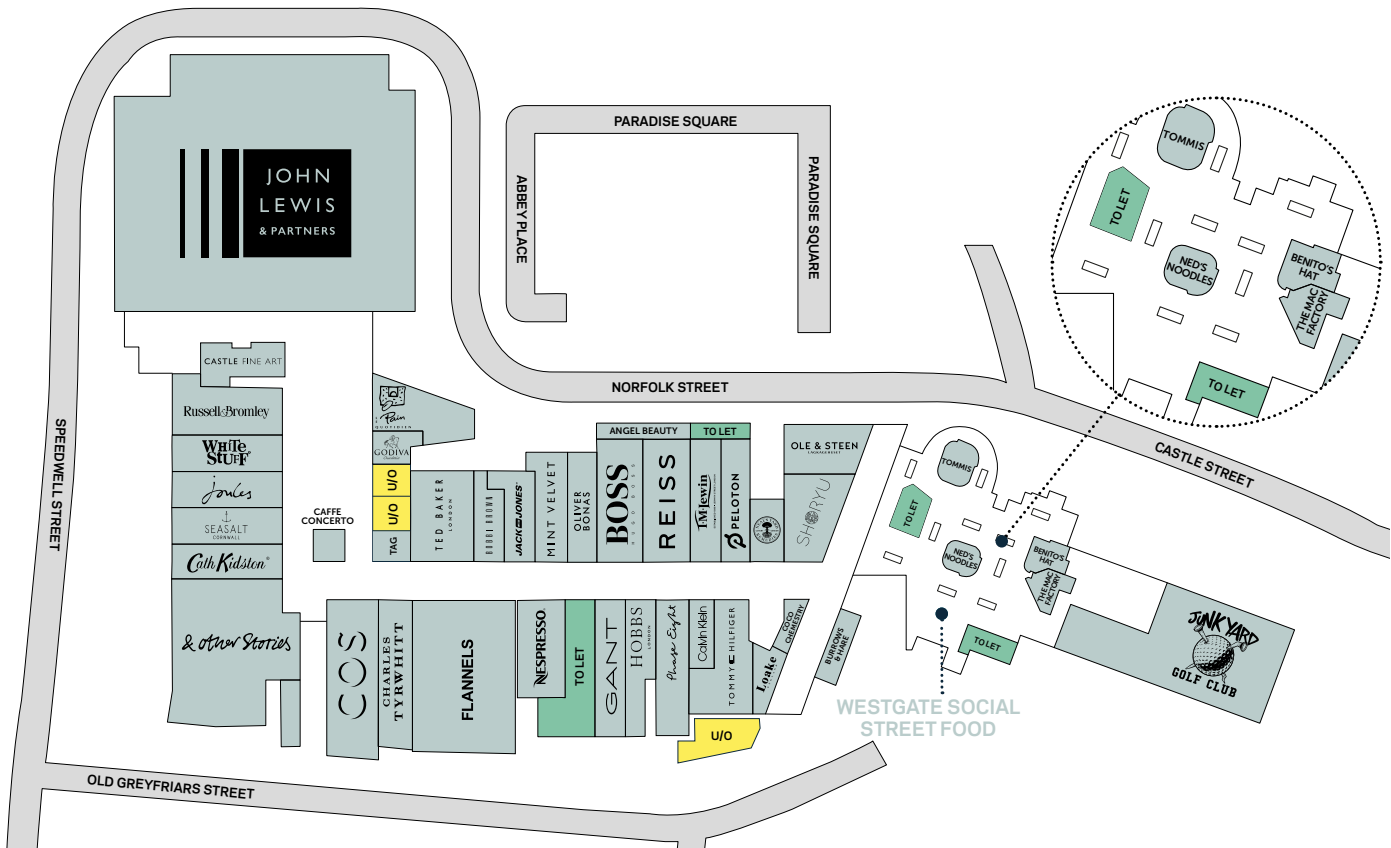


Katherine Armstead - 020 7851 5268  
[katherine.armstead@thecrownestate.co.uk](mailto:katherine.armstead@thecrownestate.co.uk)

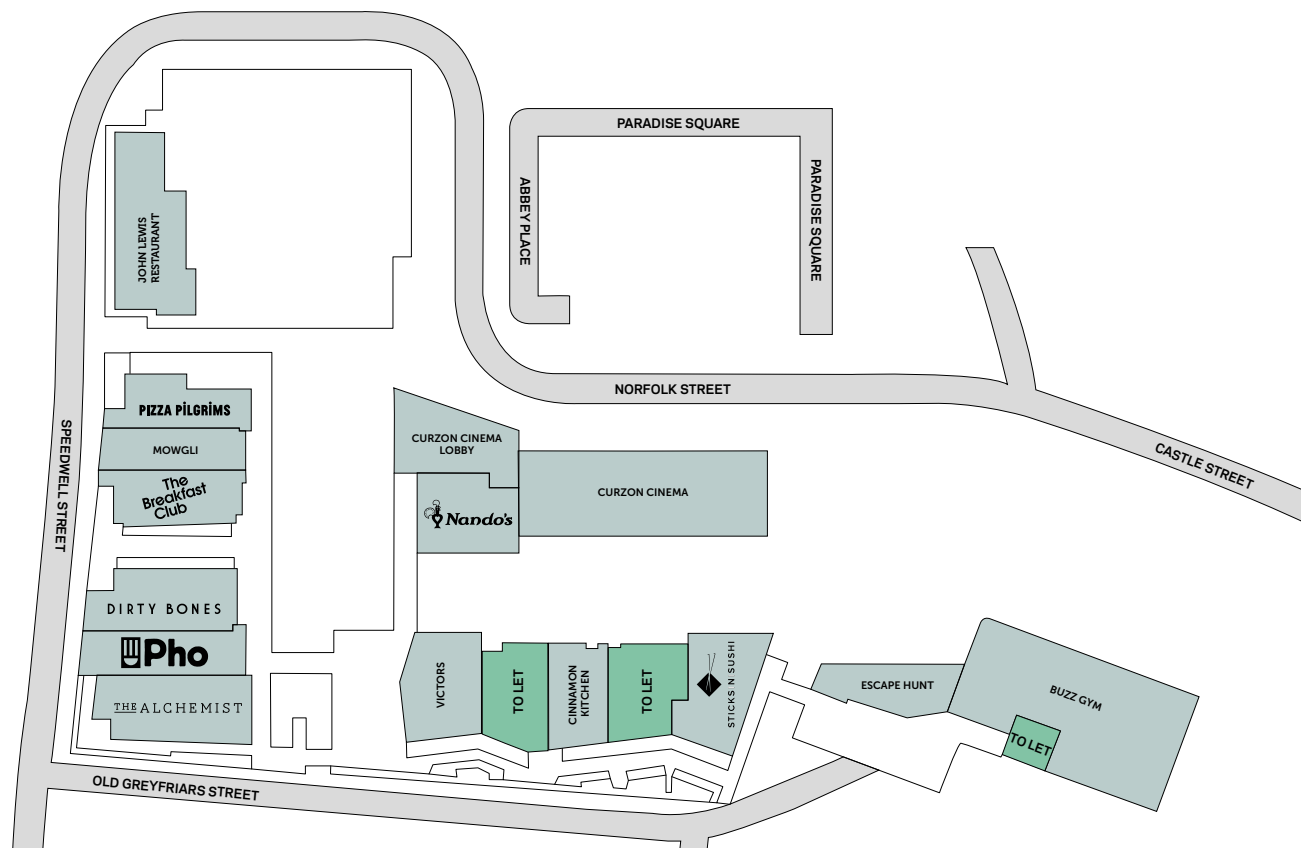
[Back to map](#)



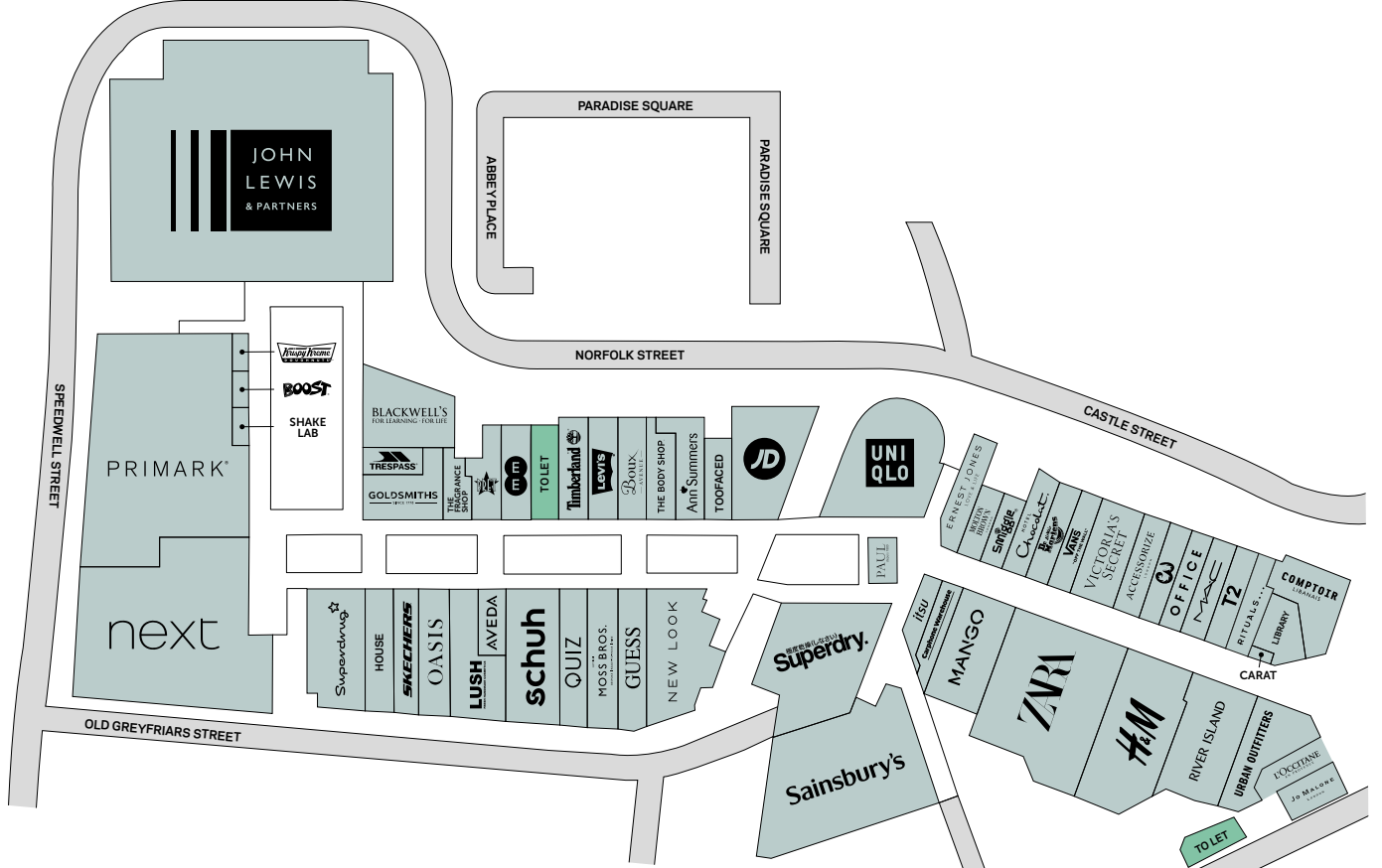
LOWER GROUND FLOOR



ROOF TERRACE



UPPER GROUND FLOOR





# Ocean Retail Park

Ocean Retail Park is conveniently located on the outskirts of the waterfront city of Portsmouth.

Welcoming over 3 million visitors a year, Ocean Retail Park includes major household names, such as M&S, Lidl, Boots, Halfords, Currys PC World, TK Maxx and Tapi. It also boasts a range of popular food and drink occupiers, including Subway, McDonald's and Costa.

Easily accessible from the M27, Ocean Retail Park services a significant local catchment.

+5%

MORE VISITORS THAN EXPECTED FROM THE PRIMARY CATCHMENT, MEANING A LOYAL SHOPPER BASE

92%

RETAIL CONVERSION RATE

£79

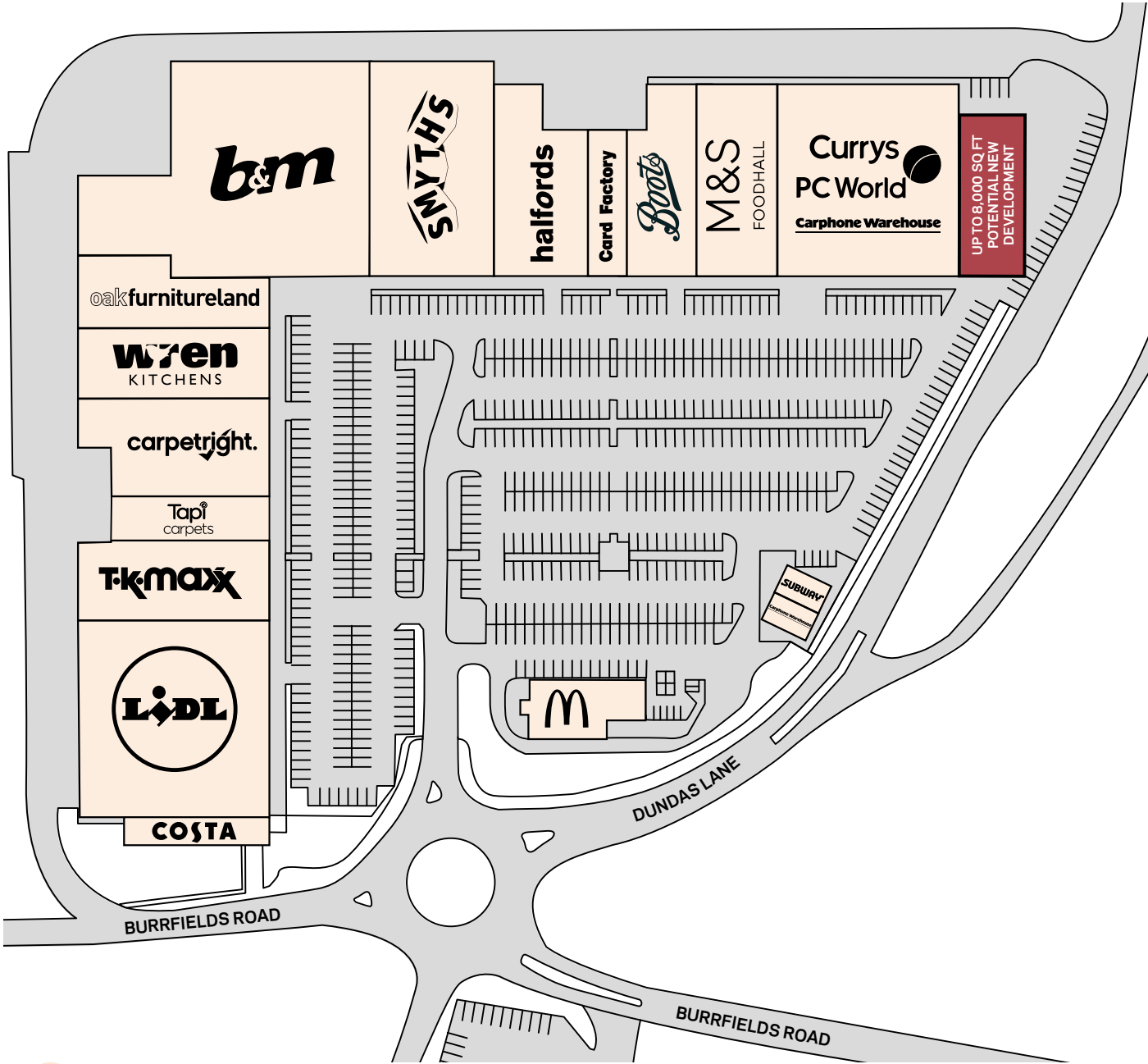
AVERAGE SHOPPER SPEND PER VISIT



- 175,000 sq ft
- 658 spaces
- Open A1
- Portsmouth
- PO3 5NP
- [www.oceanretailpark.co.uk](http://www.oceanretailpark.co.uk)

Connectivity  
Ocean Retail Park is conveniently located between the A2030 and A288. These arterial routes make the park easy to access from across the city and offer fast, direct links to the M27.

- Unit LET
- Unit PROPOSED DEVELOPMENT



Richard Cripps - 020 7851 5298  
[richard.cripps@thecrownestate.co.uk](mailto:richard.cripps@thecrownestate.co.uk)

Back to map



# Rushden Lakes

The revolutionary Rushden Lakes blazes a trail for the next generation of retail and leisure destinations.

Rushden Lakes brings together the very best in retail, leisure and dining, set beside 200 acres of protected Nene Wetlands nature reserve and a stunning lake. Visitors are able to enjoy shopping, walking, alfresco dining and canoeing in equal measure.

Rushden Lakes has attracted local independents and many new and well-established brands to Northamptonshire, including Primark, JD Sports and M&S, as well as Levi's, Frasers, Bill's and Wagamama.

New retail and leisure developments are now open which include Flip Out, 360 Play, Paradise Island Adventure Golf, Nando's and Five Guys.

90%

RETAIL CONVERSION, 45% F&B CONVERSION

6.3 million

ANNUAL VISITORS

£99

AVERAGE RETAIL SPEND PER VISIT

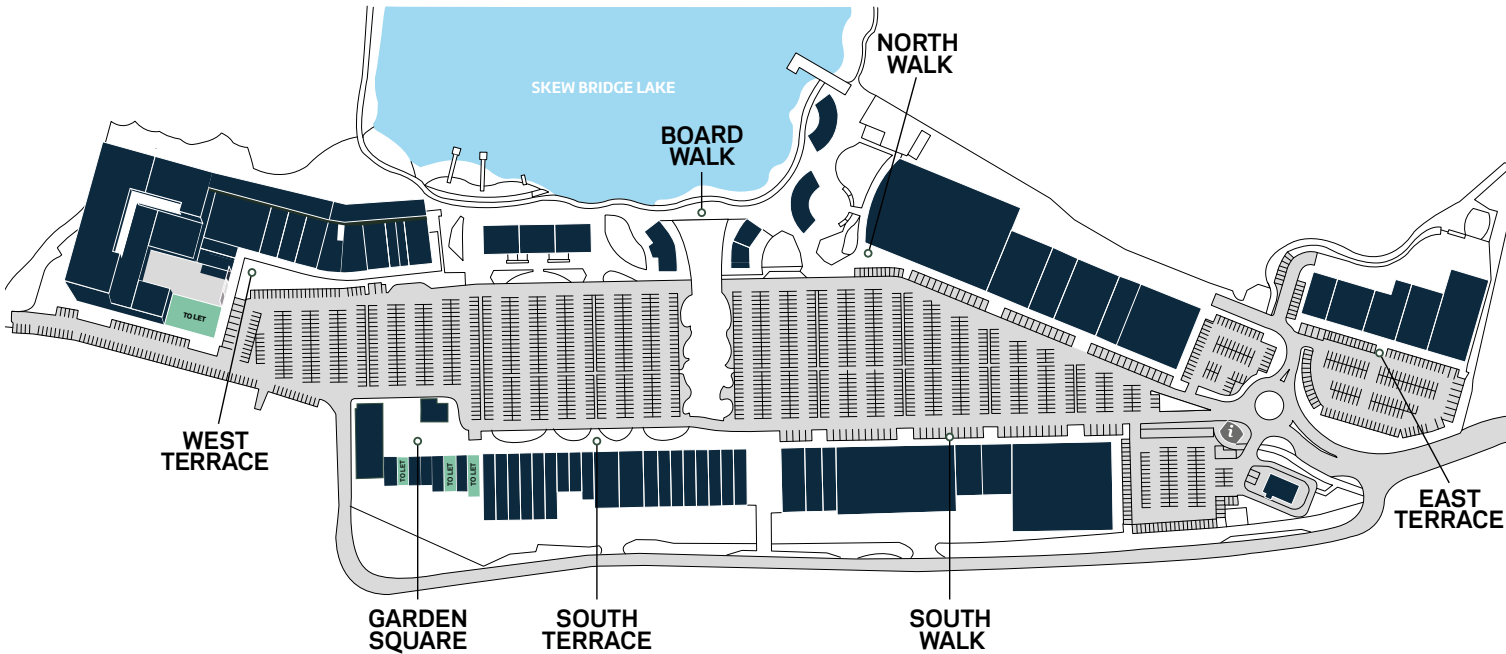



- 450,000 sq ft of retail, F&B and leisure
- Large car park with dedicated disabled and accessible parking bays, and electric car-charging points.
- Open A1
- Rushden
- NN10 6FH
- [www.rushdenlakes.com](http://www.rushdenlakes.com)

**Connectivity**  
Prominently located on the A45, 1.5 miles from Rushden, Rushden Lakes offers excellent links to Northampton, Peterborough, Milton Keynes, Cambridge and Leicester.  
  
The introduction of a new pedestrian footbridge over the A45 provides easy access by foot or bike to nearby Rushden town centre.

**New openings in 2020:**  
Frasers, Levi's, Regatta, The Works, EE, Mooch, Jurassic Grill, Chi, Loungers.

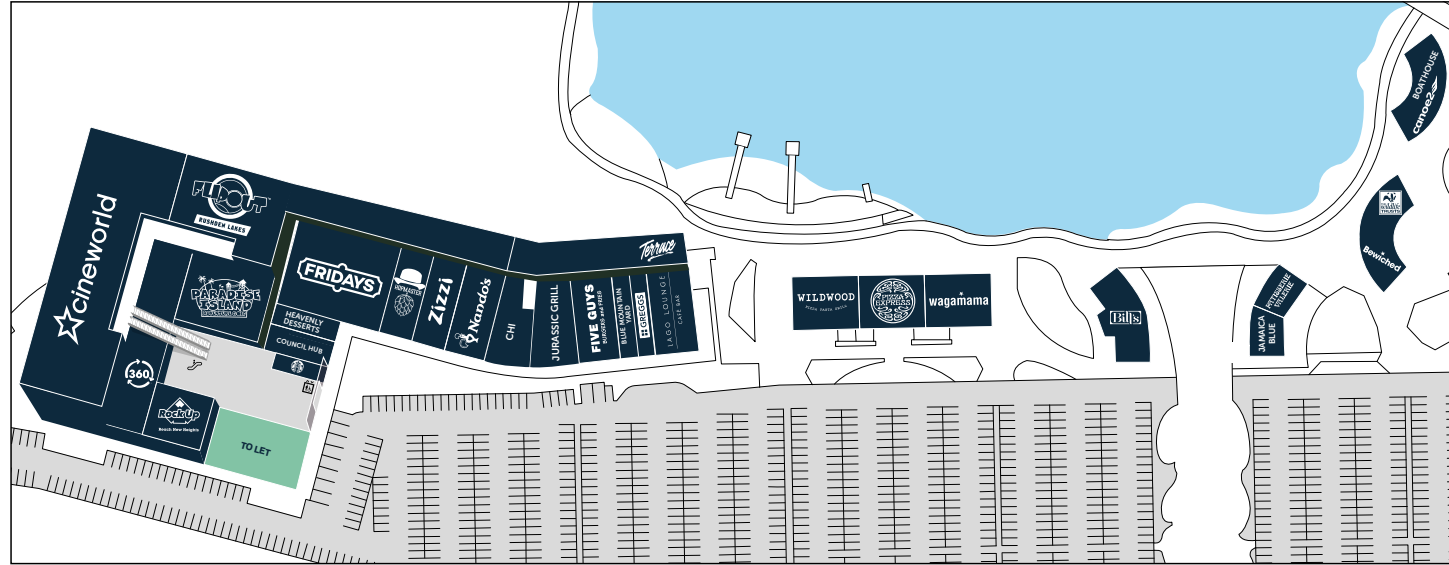
- Unit **LET**
- Unit **TO LET**



 Hayley Turley - 020 7851 5347  
[hayley.turley@thecrownestate.co.uk](mailto:hayley.turley@thecrownestate.co.uk)

[Back to map](#)





▲  
SOUTH WALK  
SOUTH TERRACE  
GARDEN SQUARE

WEST  
TERRACE

BOARD  
WALK

▶  
NORTH WALK  
EAST TERRACE

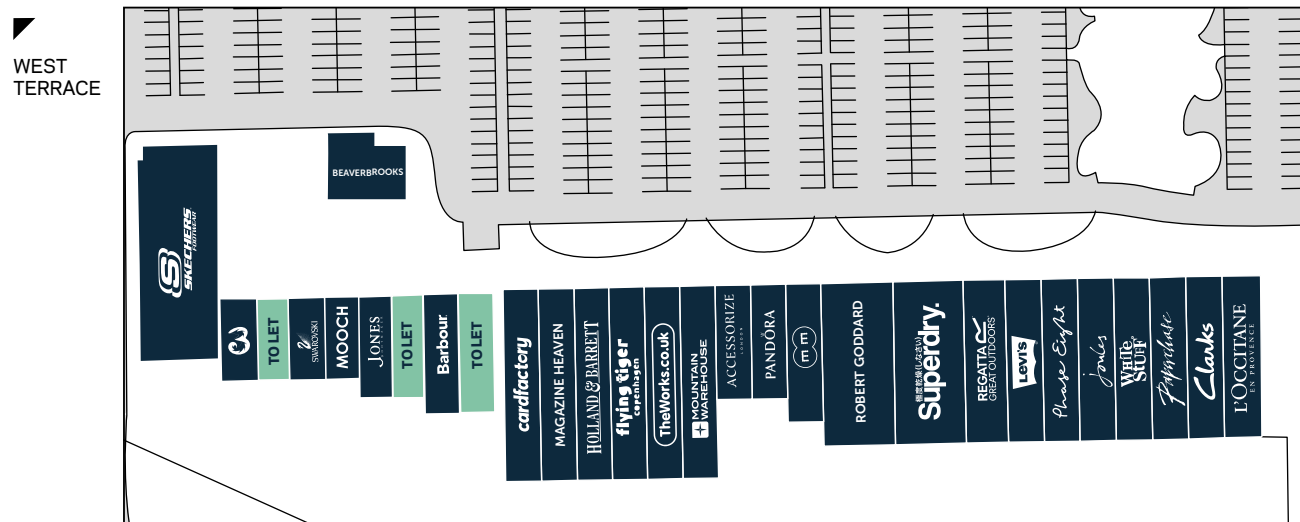


◀  
BOARD WALK  
WEST TERRACE

NORTH  
WALK

EAST  
TERRACE

▶  
SOUTH WALK  
SOUTH TERRACE  
GARDEN SQUARE



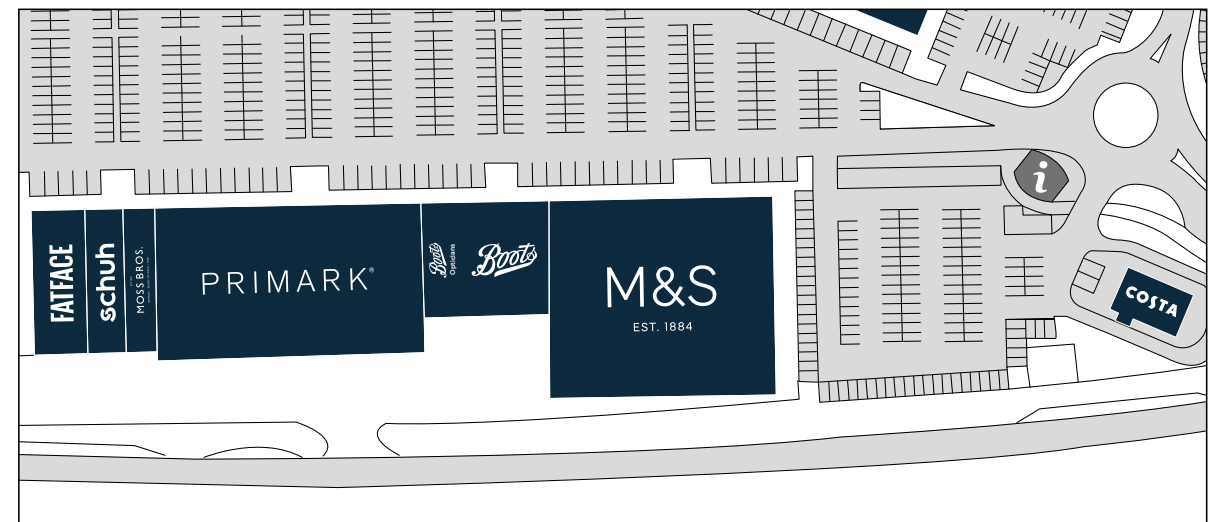
◀  
WEST  
TERRACE

GARDEN  
SQUARE

SOUTH  
TERRACE

▶  
BOARD WALK  
NORTH WALK  
EAST TERRACE  
  
▶  
SOUTH  
WALK

▶  
BOARD WALK  
WEST TERRACE  
  
◀  
SOUTH  
TERRACE  
GARDEN  
SQUARE



◀  
NORTH  
WALK  
EAST  
TERRACE

SOUTH  
WALK

# Crowngate Shopping Centre

Crowngate Shopping Centre is at the heart of Worcester city centre and boasts an annual footfall of 11.1 million\*\*\*.

Against the historical backdrop of Worcester city centre, Crowngate Shopping Centre offers the perfect shopping environment. It brings together a vibrant mix of fashion, food and lifestyle brands including House of Fraser, JoJo Maman Bébé, Phase Eight, Primark, Bill's and Boston Tea Party.

As part of Crowngate Shopping Centre, Friary Walk has been transformed with a new façade to create a vibrant entrance to the shopping centre that integrates with Angel Place, and creates a gateway to the historic city centre.

11.1 million

ANNUAL FOOTFALL\*\*\*

+31%

ABOVE AVERAGE DWELL TIME  
COMPARED TO CITY CENTRE AVERAGE

30%

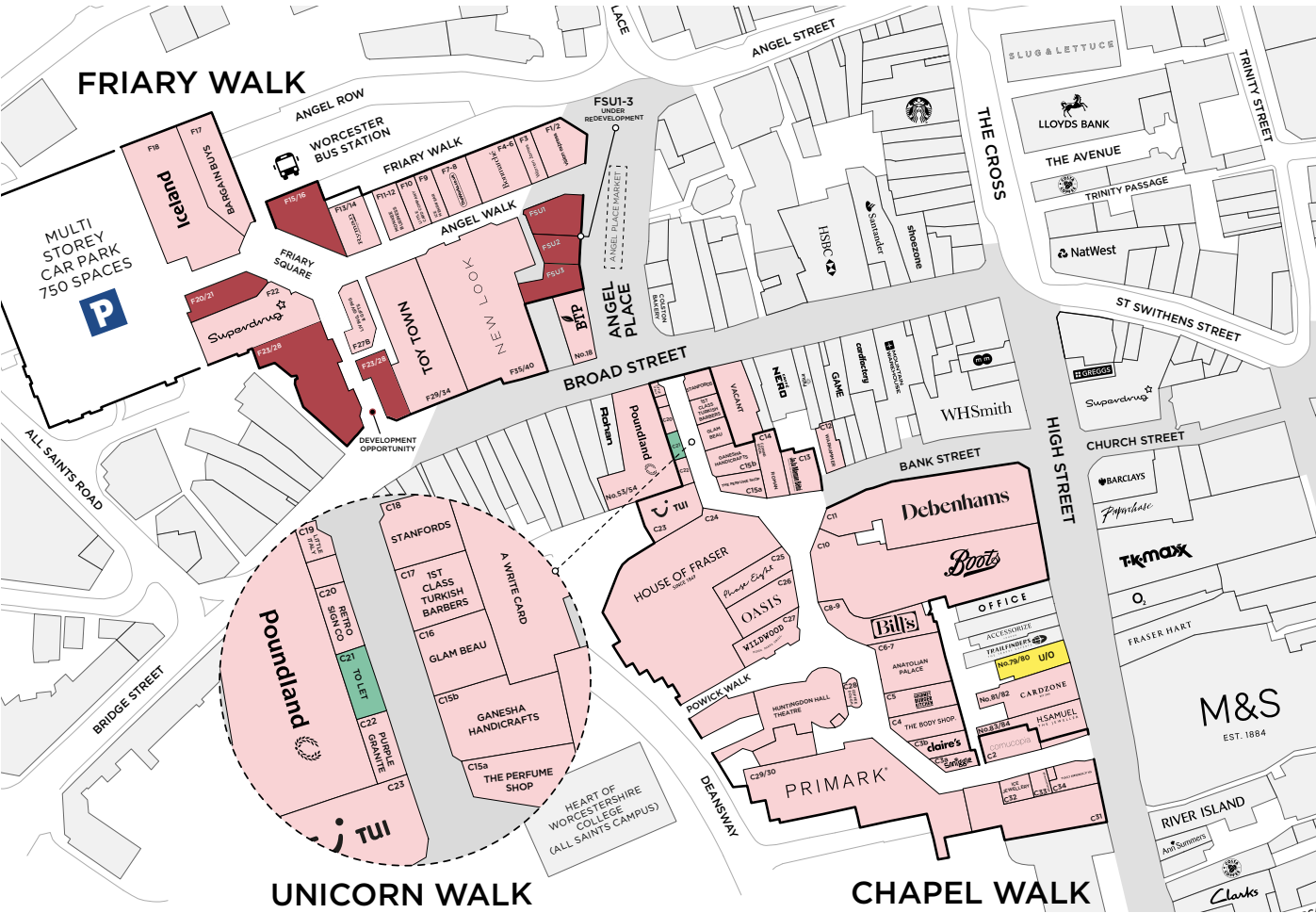
OF HOUSEHOLDS FALL INTO THE TOP TWO ACORN PROFILES



- 300,000 sq ft
- 750 spaces
- Open A1 and A3
- Worcester
- WR1 3LE
- [www.crowngate-worcester.co.uk](http://www.crowngate-worcester.co.uk)

Connectivity  
Boasting a central location in the heart of England, Worcester is easily connected to all major cities in the UK, due to its close proximity to the M5. What's more, it's easily accessible to its large rural catchment area - from the M50, M42, M40 and major A roads.

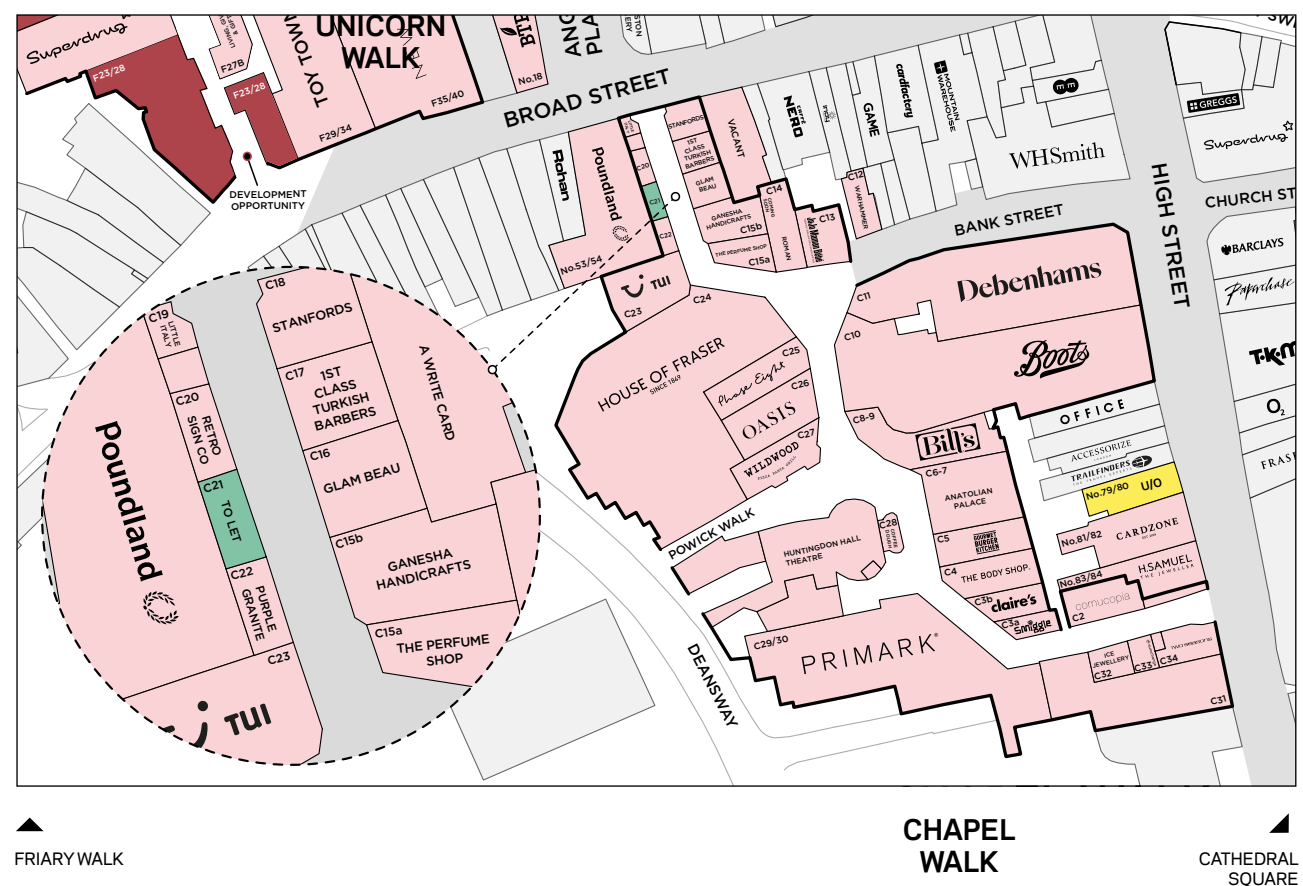
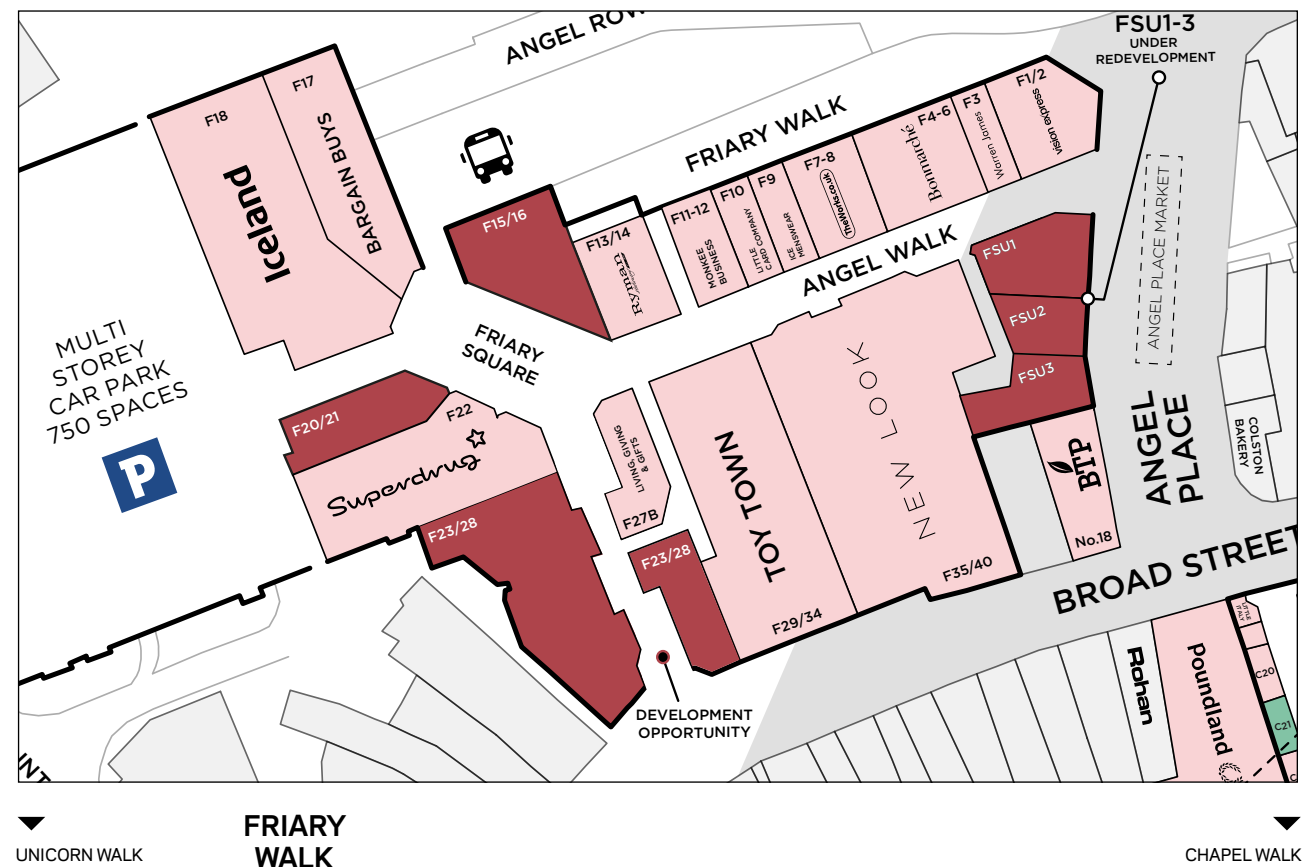
- Unit **LET**
- Unit **TO LET**
- Unit **UNDER OFFER**
- Unit **UNDER DEVELOPMENT**



Beth Eastgate - 020 7851 5094  
[beth.eastgate@thecrownestate.co.uk](mailto:beth.eastgate@thecrownestate.co.uk)

[Back to map](#)







# Contacts at The Crown Estate



**HANNAH MILNE**  
*Director, Regional Portfolio*  
+44 (0)20 7851 5241  
hannah.milne@thecrownestate.co.uk



**GEOFF FORD**  
*Head of Regional Portfolio*  
+44 (0)20 7851 5309  
geoff.ford@thecrownestate.co.uk



**LUCY EATON**  
*Head of Strategy & Business Development*  
+44 (0)20 7851 5025  
lucy.eaton@thecrownestate.co.uk



**KATHERINE ARMSTEAD**  
*Senior Asset Manager*  
+44 (0)20 7851 5268  
katherine.armstead@thecrownestate.co.uk



**IAIN MILLS**  
*Senior Asset Manager*  
+44 (0)20 7851 5267  
iain.mills@thecrownestate.co.uk



**HAYLEY TURLEY**  
*Senior Asset Manager*  
+44 (0)20 7851 5347  
hayley.turley@thecrownestate.co.uk



**MICHAEL BELL**  
*Senior Asset Manager*  
+44 (0)20 7851 5374  
michael.bell@thecrownestate.co.uk



**BETH EASTGATE**  
*Asset Manager*  
+44 (0)20 7851 5094  
beth.eastgate@thecrownestate.co.uk



**RICHARD CRIPPS**  
*Asset Manager*  
+44 (0)20 7851 5298  
richard.cripps@thecrownestate.co.uk



**NICOLE CAMPBELL**  
*Asset Manager*  
+44 (0)20 7851 5179  
nicole.campbell@thecrownestate.co.uk



**EMMA SNIPP**  
*Asset Manager*  
+44 (0)20 7851 5194  
emma.snipp@thecrownestate.co.uk



**LOUISE PENTON**  
*Assistant Asset Manager*  
+44 (0)20 7851 5201  
louise.penton@thecrownestate.co.uk



**JO FRANCIS**  
*Head of Operations*  
+44 (0)20 7851 5073  
jo.francis@thecrownestate.co.uk



**LOUISE ERRINGTON-THOMAS**  
*Senior Brand & Marketing Manager*  
+44 (0)20 7851 5321  
louise.errington-thomas@thecrownestate.co.uk



**ANDREW HEARNE**  
*Commercial Operations Manager*  
+44 (0)20 7851 5078  
andrew.hearne@thecrownestate.co.uk



**SAMANTHA HUGHES**  
*B2B Marketing Manager*  
+44 (0)20 7851 5165  
samantha.hughes@thecrownestate.co.uk



**YVONNE STARK**  
*Operations Manager*  
+44 (0)20 7851 5316  
yvonne.stark@thecrownestate.co.uk



**RICK CUTHBERT**  
*Brand & Marketing Manager*  
+44 (0)20 7851 5213  
rick.cuthbert@thecrownestate.co.uk



**LEE-ANN EDWARDS**  
*Facilities Manager*  
+44 (0)20 7851 5020  
lee-ann.edwards@thecrownestate.co.uk



**MOHAMMED HASSAN**  
*Customer Experience Manager*  
+44 (0)20 7851 5196  
mohammed.hassan@thecrownestate.co.uk



**DEBORAH CLARK**  
*Community Investment Manager*  
+44 (0)20 7851 5235  
deborah.clark@thecrownestate.co.uk



**JANE WAKIWAKA**  
*Head of Sustainability*  
+44 (0)20 7851 5344  
jane.wakiwaka@thecrownestate.co.uk



The Crown Estate give notice that:

- 1) the particulars are set out as a general outline only and do not constitute, nor constitute part of, an offer or contract;
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but should not be relied upon as statements or representations of fact;
- 3) no responsibility can be accepted for any expenses incurred in inspecting properties which have been sold/let or withdrawn;
- 4) descriptions of the properties are subjective and are given in good faith as an opinion and not statement of fact;
- 5) plans and imagery are published for convenience of identification only and may be digitally enhanced, their accuracy cannot be guaranteed and they do not form part of any contract.

Consumer survey data provided by CACI 2019 unless stated otherwise.

\* Combined footfall – CACI, Group Nexus, Sensormatic Johnson Controls, Springboard 2019

\*\* Footfall figures Springboard 2019 unless stated otherwise.

\*\*\* CrownGate footfall figures – Sensormatic Johnson Controls 2019

All information accurate at the time of print.

©The Crown Estate 2021

Ver:1.0 - 02/2021

[THECROWNESTATE.CO.UK/REGIONAL](https://www.thecrownestate.co.uk/regional)