



RETAIL



BETTER TOGETHER

Park Place is a much-anticipated retail and residential scheme that will complete in October 2018, delivering a new retail area, 202 quality apartments and an improved public realm. We seek innovative and known brands to be part of the Stevenage story, which is continuing the journey to becoming a stronger sub-regional destination.

The retail area of 21,000 sq ft benefits from high footfall and is perfectly positioned in relation to the wider Stevenage redevelopment programme, open green spaces in the town and affords retailers a great opportunity.

The adjacent retailing in Queensway also forms part of the wider development. The building is benefitting from regeneration enhancements to the elevations along with contemporary finishes and styling to the public realm areas serving this location. For more details see page 12.

WHY STEVENAGE

Stevenage in Hertfordshire is home to many highly entrepreneurial individuals and innovative companies who have helped shape the world we live in by:

- Discovering new ways of treating and preventing diseases via the GSK research laboratories
- Sending a space vehicle to Mars
- Building successful local businesses

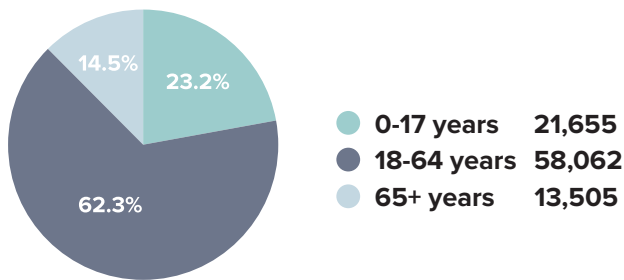
Whilst Stevenage is the UK’s first new town, it’s economy is charged to support a 21st Century Economy and is:

- Strategically located to London, the wider UK and Europe
- Supporting ambitious future growth plans
- Sustaining a talent base for an ever changing economy
- Supplying a wide array of cost-effective commercial premises

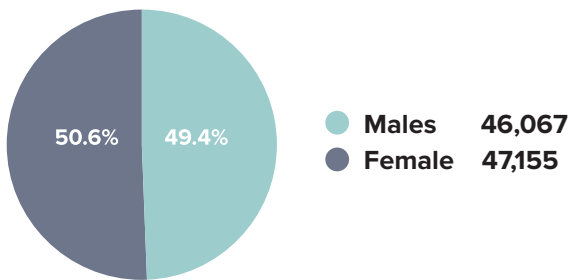
The town is well located with global businesses that provide a robust and diverse business base positioned at the cutting-edge of scientific discovery and application. Businesses are fast growing and include major employers such as:

- GSK
- Airbus Defence and Space
- MBDA
- Cobham
- Stevenage Biosciences Catalyst
- Fujitsu

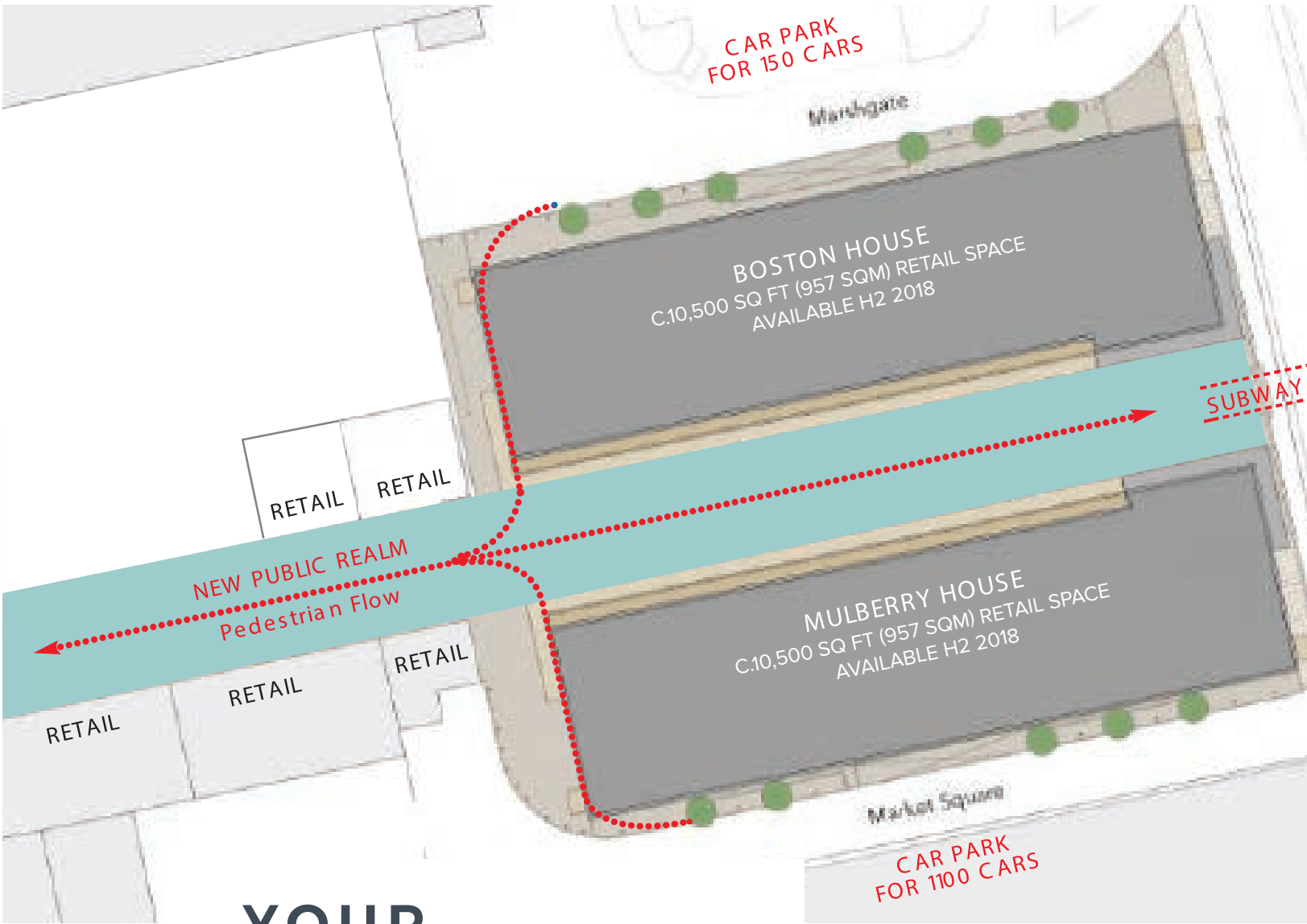
AGE GROUPS (2016)



GENDER (2016)



Catchment Drivetimes	Population	Male	Female
Within 10 minutes	110,675	54,342	56,333
Within 15 minutes	219,152	107,544	111,607



YOUR BUSINESS HERE

Park Place Retail site plan

The retail units provide the opportunity for brands to be positioned in a new build environment with clear sight lines, a new public realm and pedestrianised walk-way and nearby car parks. The units are currently configured over the two ground floor blocks, named Mulberry House and Boston House. Each block has 10,500sq ft (975sqm) of space, that can be taken as an MSU as well as subdivision opportunities also available.

THE RIGHT LOCATION THE RIGHT AUDIENCE

Stevenage has an abundance of high street brand names across the pedestrianised shopping area, the Westgate Centre as well as nearby retail parks. Park Place is part of the regeneration projects invigorating Stevenage and given its strategic location as one of the three main access points into the town centre by both car and foot, the retail opportunity is well positioned to engage the right audience.

Social grade within 10 minutes **Area** **Base** **Index**

AB - Higher & intermediate management / admin / professional 8,299 4,505,214 106

C1 – Supervisory, cleric, junior management / admin / professional 11,466 6,254,082 106

C2 – Skilled manual workers 7,538 4,227,361 103

DE -Semi-skilled/unskilled manual workers; on state benefit, unemployed, lowest grade workers 7,855 5,267,428 86

Social grade within 15 minutes **Area** **Base** **Index**

AB - Higher & intermediate management / admin / professional 19,298 4,505,214 126

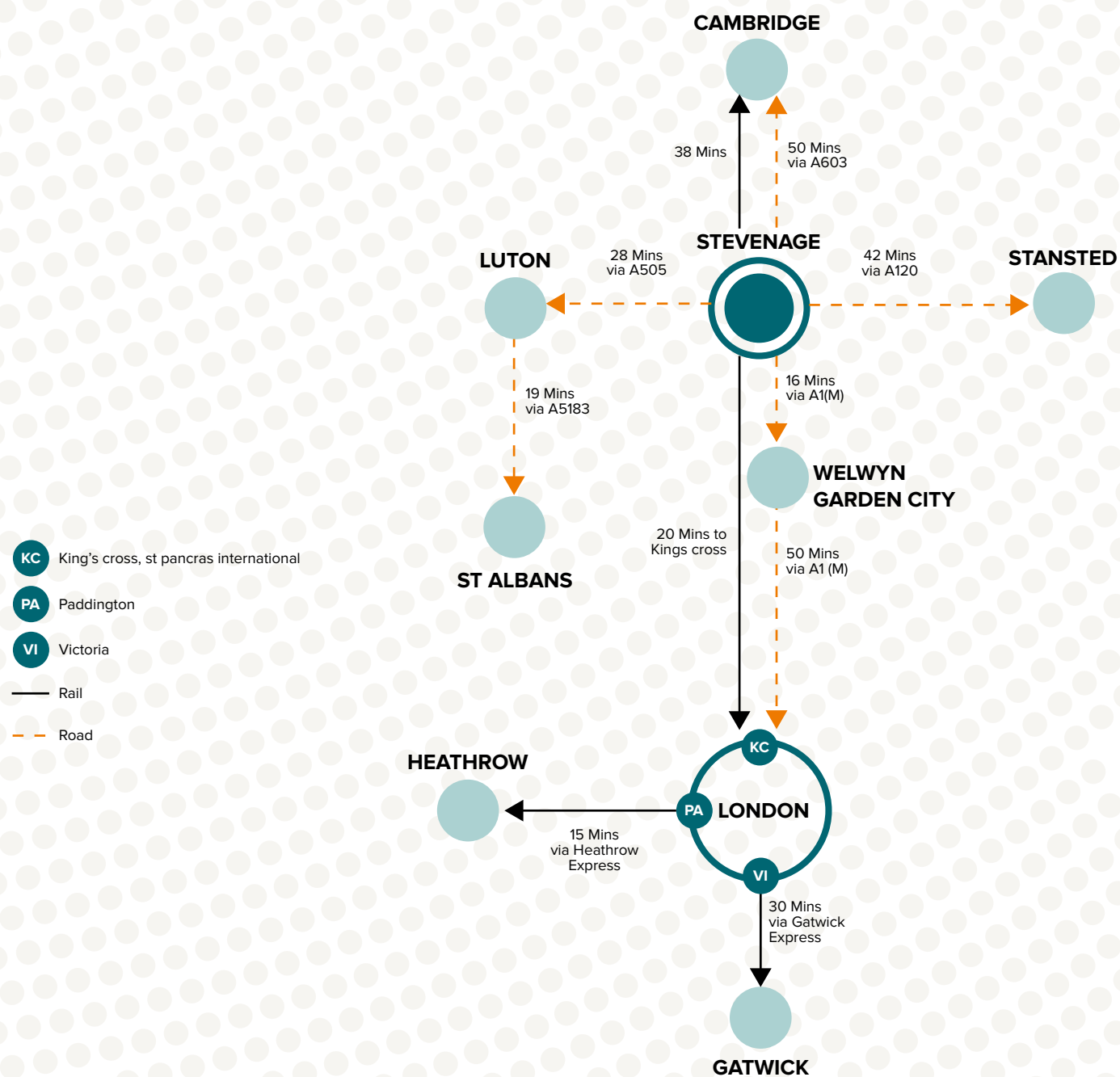
C1 – Supervisory, cleric, junior management / admin / professional 22,005 6,254,082 104

C2 – Skilled manual workers 17,557 4,227,361 94

DE -Semi-skilled/unskilled manual workers; on state benefit, unemployed, lowest grade workers 13,893 5,267,428 78

Source: Experian Current Year Estimates based on ONS Census Data (2015). Base and index based upon the UK average





WELL CONNECTED

Stevenage has excellent transport links with London, the rest of the UK and mainland Europe.

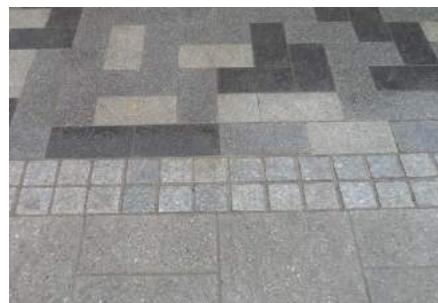
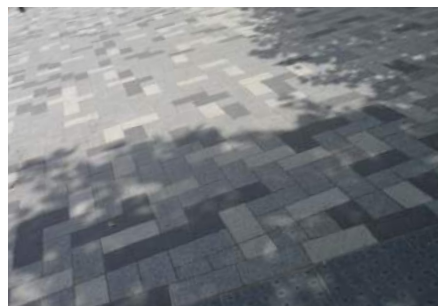
With fast train journeys of 20 minutes to London Kings Cross and nearby connectivity to the UK motorway network, Stevenage is becoming a more optimal choice for property owners.

PUBLIC REALM

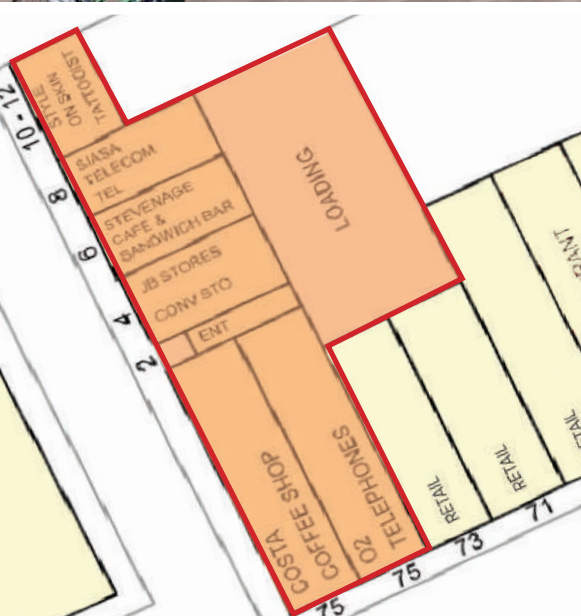
A significant investment into the public realm enhances the retail landscape, making for an improved and contemporary look and feel of the spaces.

Planting, seating and canopies will encourage a relaxed ambience, whilst distinctive block pavers will compliment the modern cityscape of Park Place.

Example of the new paving
Inset images and material supplied by
AGGREGATE INDUSTRIES UK



Computer generated image of the proposed ground floor units that have received planning consent.



PARK PLACE QUEENSWAY

Park Place Queensway links with the wider Park Place residential and retail development. By enhancing the retail units and undertaking much needed public realm enhancements, they offer an ideal location within a pedestrianised area, benefitting from high footfall. Opportunities exist at the scheme and our anchor tenant Costa remains as a core partner in our strategy for this area.





GET IN TOUCH

For further information about the retail opportunities please contact:

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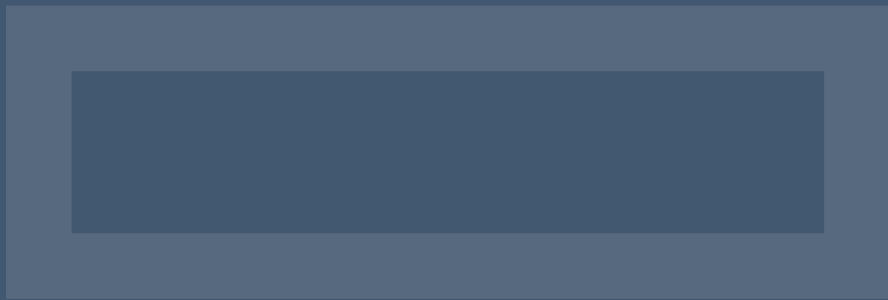
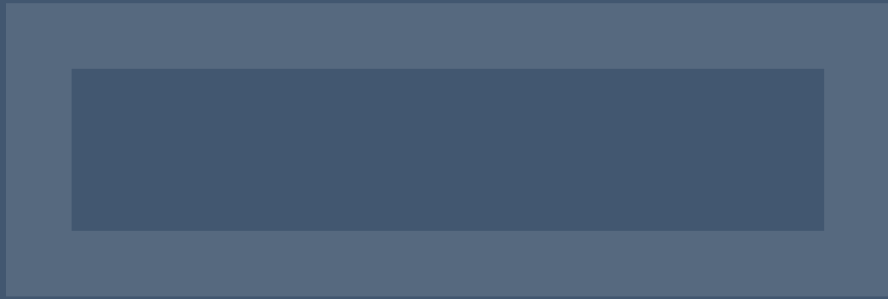
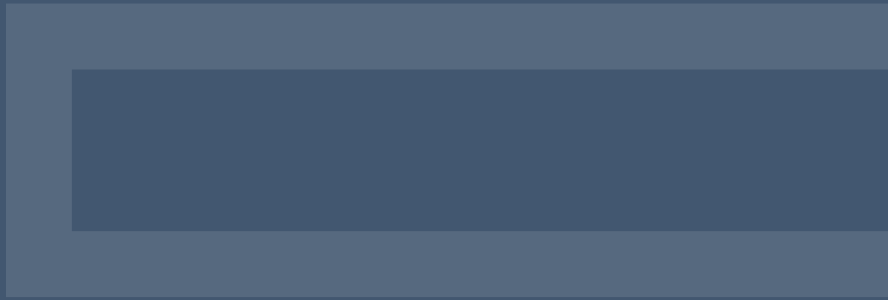
Developer

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At MBU Capital our projects reflect the great communities where people love to live, invest and grow. We work with trusted partners to provide good quality property solutions, making lasting contributions to the landscape and communities we help to grow and create.

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