



# CAMPBELL WHARF

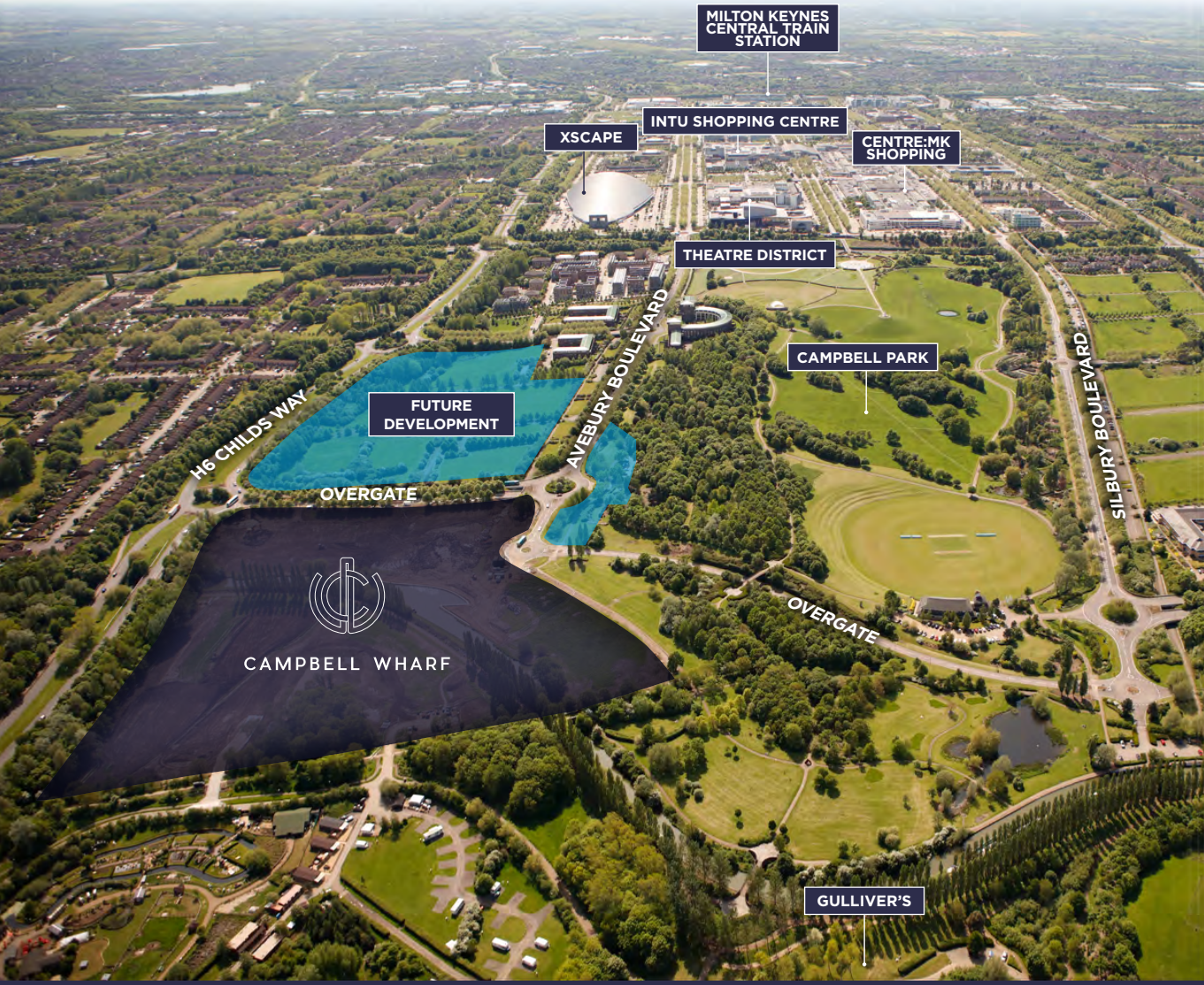
MILTON KEYNES



## Commercial Opportunities

A new canalside destination by Crest Nicholson

[www.campbellwharf.co.uk](http://www.campbellwharf.co.uk)



Prominent Central Milton Keynes location fronting H6 Childs Way between city centre retail and central business area and M1 J14.







“ The new retail units at Campbell Wharf are located on the Canalside Roundabout on Overgate just off the H6 Childs Way with the main 15 space customer parking right by the front door.

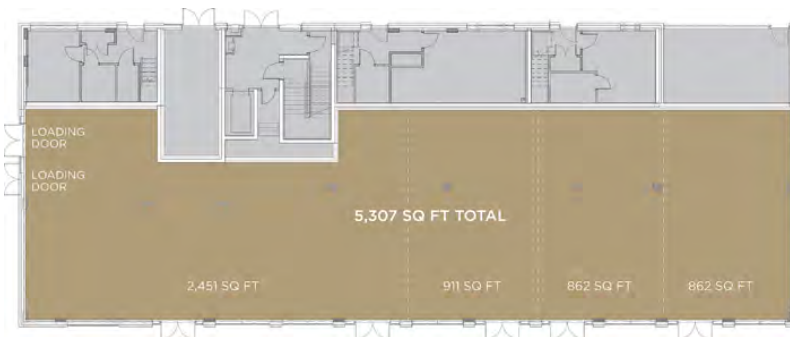
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# Convenience

## Anchor Unit

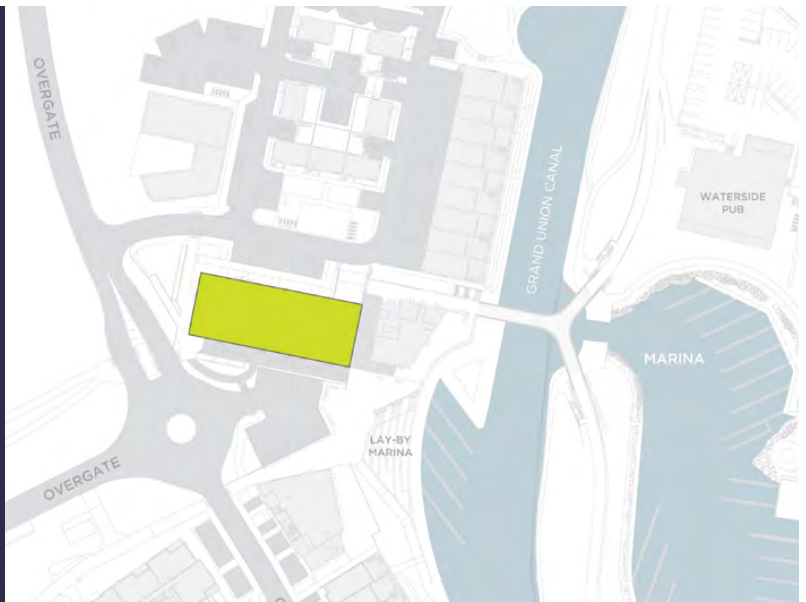
The anchor retail unit will be bespoke to retailers requirements and flexible in size between 2,000 sq ft GIA (185.8 sq m) and 5,307 sq ft GIA (493 sq m). It is envisaged that this larger retail unit will be of interest to convenience food operators and is designed with loading access for large vehicles direct in to the unit.

This anchor retail unit is located on the prominent front corner of the first block fronting the main entrance and the Canalside Roundabout with 15 space designated customer parking provided by the front door. Nearby car parks provide extra parking facilities.



The location is ideal for convenience retail due to the 383 residential units comprising Campbell Wharf and the 111 berth marina (opened May 2019). The anchor store and standard retail units will benefit from a further 60 apartments to be developed on immediately adjoining land. The adjacent residential areas of Campbell Park, Woolstone, Springfield North, combined with Campbell Wharf, will provide a total further extensive surrounding catchment population in excess of 5,000 all within a short drive together with volumes of traffic believed to be in the order of 30,000 vehicles per day along the H6 Childs Way.

- Convenience store between 2,000 sq ft GIA (185.8 sq m) and 5,307 sq ft GIA (493 sq m) to let
- Total 443 units (383 in Campbell Wharf and further 60 units on adjoining site)
- Extensive core catchment in the order of 5,000 population
- Permitted Use Class: A1/A3/B1
- On major route in to city centre much used by and preferred by local residents





# Lifestyle

Campbell Wharf will transform and revitalise this part of Central Milton Keynes which benefits from ease of access to the central business district, as well as the nearby regional shopping centre, and the M1. In addition to the business generated by the new apartments, the houses and new marina, the convenience store is perfectly placed to benefit from being located on Overgate. This is one of the gateway entrances in to the city centre that is favoured by most local residents and well informed visitors.



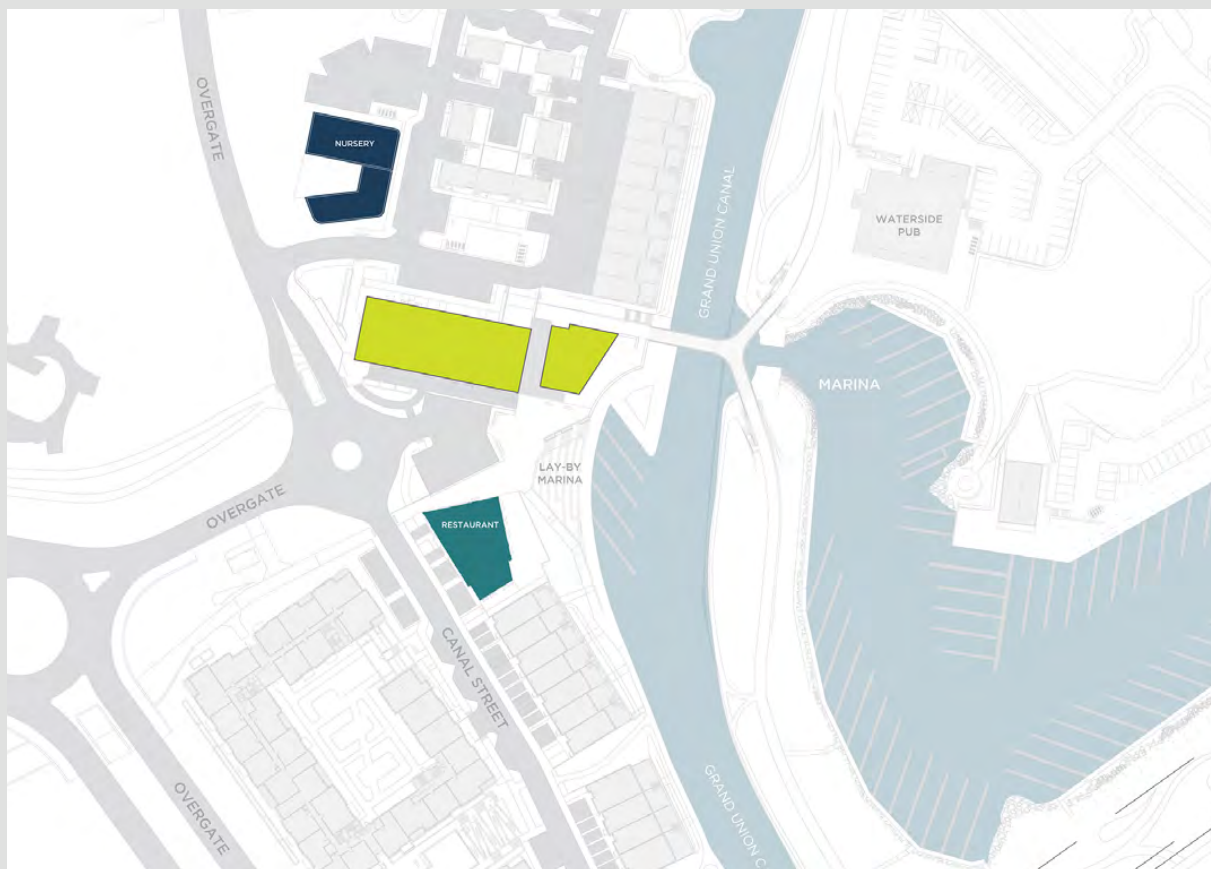
# Retail opportunities

## Standard Retail Units

There will be a number of standard retail units at ground floor of between 862 and 911 sq ft GIA (80.1 to 84.6 sq m) adjoining the anchor retail unit ideal for a range of high quality A1 retail, lifestyle and service type retail uses. These units overlook the main 15 space shopper car park next door to the anchor convenience store retail unit. The standard retail units will all have excellent prominence and visibility from Overgate, and the Canalside Roundabout, which is visible from the main H6 Childs Way grid road linking the city centre with the M1 and linked to the H6 by a short 200m section of dual carriageway.

The location is ideal for destination retail and service retail uses and in addition to the captive core catchment of the 383 residential units within Campbell Wharf and the 111 berth marina the anchor store and standard retail units will also benefit from being readily accessible to the rest of the city with an estimated catchment population of over 100,000 within a 10 minute drive time.





## Restaurant Unit

2,099 sq ft (195 sq m)

The ground floor of Block 2 (Canal House) is currently the sales and marketing centre but is allocated for A3 restaurant use and will be available in due course on the basis of a new lease. In common with Block 1 (Wharf View) it benefits from superb canal and marina views overlooking the adjoining marina and canal.

## Day Care Nursery Site

Up to 7,320 sq ft (680 sq m)

The nursery site has planning consent for a children's day care nursery of up to 7,320 sq ft (680 sq m) with dedicated parking spaces.

Nursery operators are invited to register their interest on the basis of either a prelet of a bespoke designed unit or sale of the freehold site.



# Lifestyle

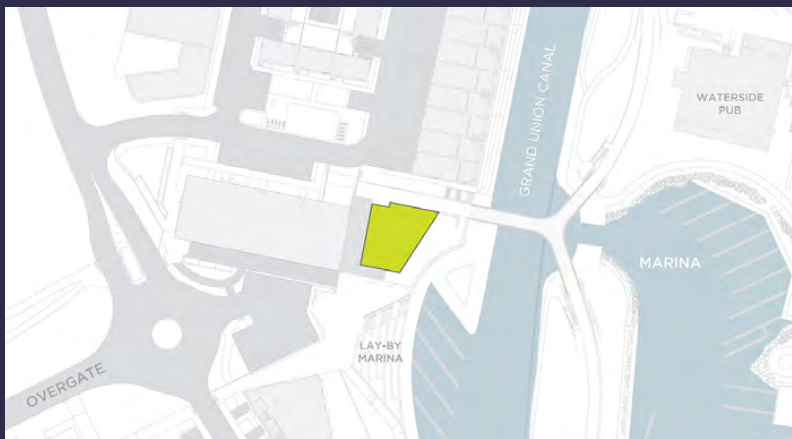




# Café



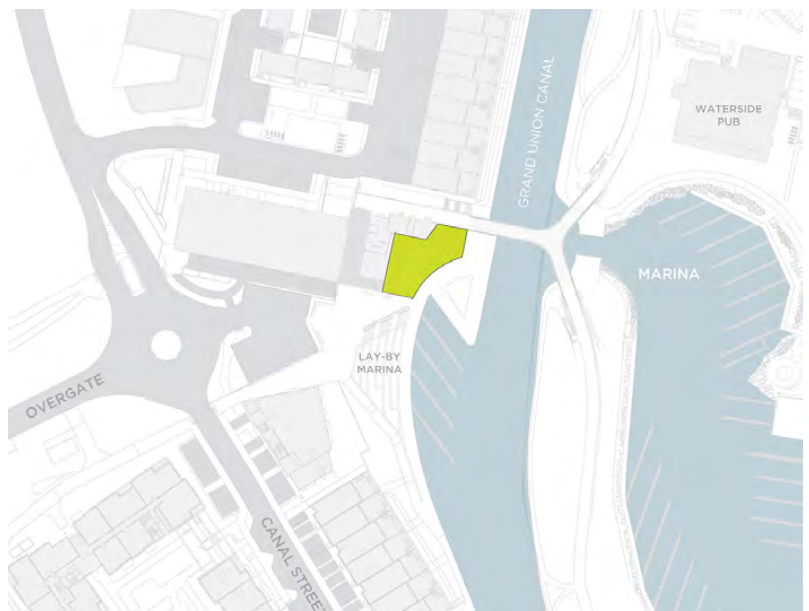
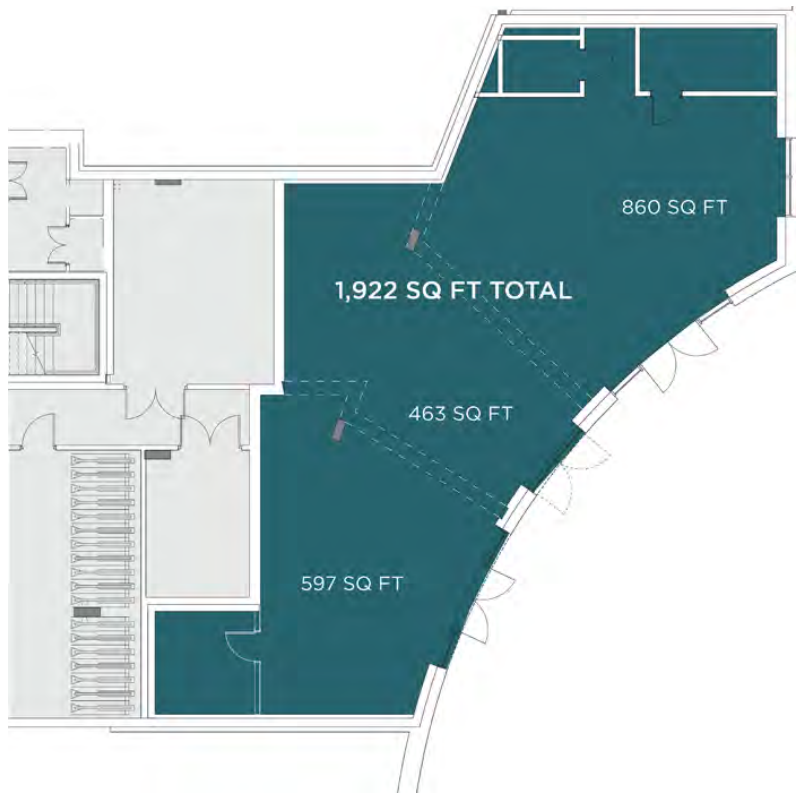
Located in a picturesque setting overlooking the Grand Union Canal, adjoining the spectacular new marina and public amenity space, is a purpose designed pavilion style double height retail unit which provides an exciting opportunity for a range of high quality retail catering uses. This beautifully designed unit will benefit from a delightful south facing terrace for outside seating and perfect for wide range of high quality café/coffee shop type uses.



# Canalside

In addition to the anchor retail and standard retail units and café unit at the main piazza level there are also some exciting commercial, retail and food retail opportunities at canal level. These adjoin the new public space framed by the stunning three legged bridge and the lay-by marina berths. This space at canalside is approximately 1,922 sq ft GIA (178.6 sq m) and is proposed to be divided into flexible units to match occupier's requirements and shown for illustrative purposes in the brochure as being 463, 597 and 860 sq ft GIA (43.0, 55.5 and 79.9 sq m).

Expressions of interest and offers are invited from a range of waterside and leisure and lifestyle orientated businesses (for example cycling, outdoor clothing, craft/artisan or canal related activities).





# Lifestyle



The canalside units front on to the Grand Union Canal and the lay-by marina berths next to the spectacular new bridge and the main marina.

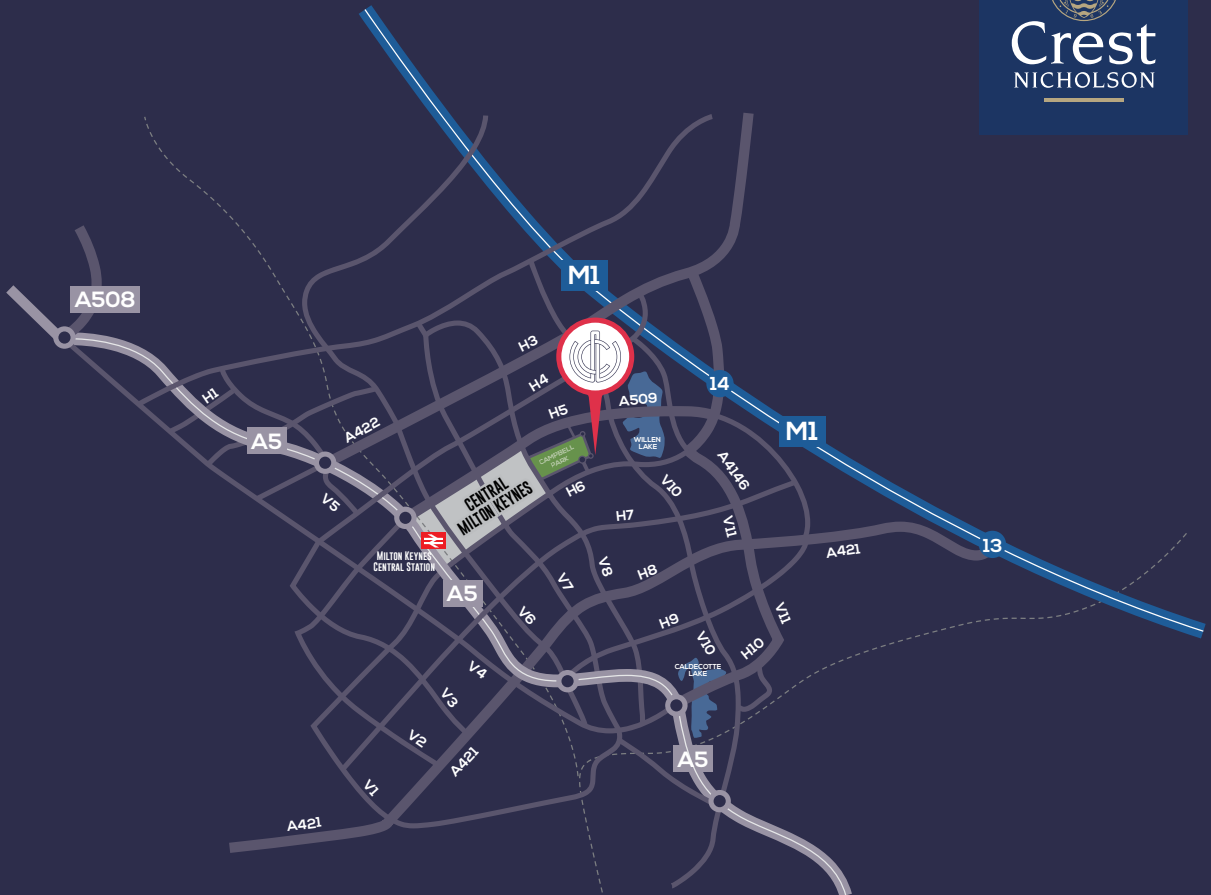
## Unit opportunities include:

- Cycle shop
- Kayaking shop/rental
- Watersports focused retail
- Artisan/craft related retail
- Other lifestyle orientated local and/or start up businesses





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