

G GROSVENOR

BY **M**

OCCUPIERS INCLUDE:

PRIMARK® RIVER ISLAND

PANDORA™ vision express

LUSH

Superdrug★



RECENT NEW OPENINGS:



TOTAL DEVELOPMENT

320,000 sq.ft

(29,729 sq.m)



NORTHAMPTON
NN1 2EN



RESIDENTS IN CATCHMENT
329,000+



810
PARKING SPACES



WALKING DISTANCE
OF SHOPPING CENTRE
10 MINUTES

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WELCOME TO GROSVENOR

Grosvenor Shopping Northampton is in the heart of life in Northampton, comprising 320,000 sq.ft of prime retail, leisure and events space positioned over two floors.

The penetration of the Northampton catchment is 55%, which is significantly above the average for this type of scheme as Grosvenor Shopping successfully attracts a loyal, local consumer base.

Grosvenor Shopping Northampton boasts over 50 shops and eateries with an individual mix of store and recognised high street brands.



GROSVENOR CENTRE
FOOTFALL
c 8-10
MILLION
PER ANNUM



£25M
COMMITTED
EXPENDITURE
ON MARKET SQ.
& ABBINGTON ST



**FASTEST NEW BUSINESS
START-UP RATE
OUTSIDE M25**



2,000+
RESIDENTIAL UNITS
ON SITES ADJOINING
GROSVENOR CENTRE



15,000
STUDENTS IN TOWN

MARKET SQ. REDEVELOPMENT

The market square redevelopment in Northampton has now been delivered, transforming the area into the **UK's largest market square**.

The £14 million investment offers various retail, leisure, and event opportunities, attracting a significant portion of the local population.

NOW COMPLETE



STACK LEISURE

The new STACK will be home to independent street food outlets, bars, a dedicated space for interactive games and a main stage for live music and entertainment.

The scheme is being supported by West Northamptonshire Council, which is providing up to **£4.2m investment** through the Towns Fund, with a further **£8m investment** from STACK.

TARGET COMPLETION OF STACK - Q3/4 2026



G GROSVENOR

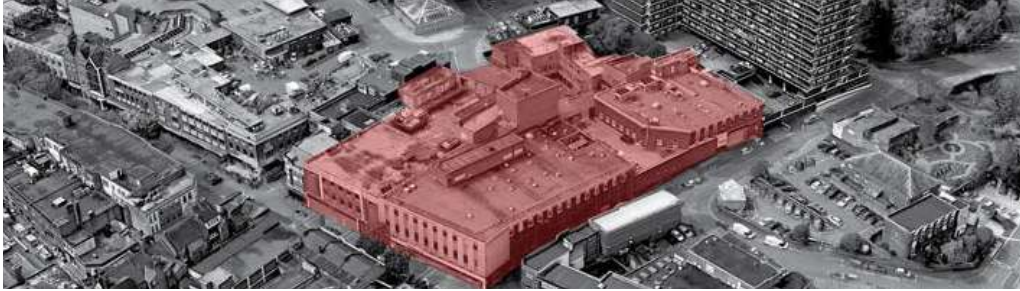
BY **M**

35-45 ABINGTON STREET

Located at the heart of the town the rejuvenation of 35 – 45 Abington Street buildings (formerly M&S and BHS) will provide **new homes for residents** above modern leisure or retail space on the ground floor.

Bringing this former vacant space to life, this is set to create new homes and employment opportunities.

TARGET COMPLETION SUMMER 2032



GREYFRIARS

Based on the principles of **creativity, nature, connectivity, play and living**, the Greyfriars development will provide Northampton with a **lively public realm, improved green spaces, new housing and a whole host of crafts and entertainment venues.**

Revamp will be a **modern co-working space** for the makers and doers of Northampton, giving established businesses space to **collaborate and grow** whilst being an incubator for start-ups.



AVAILABLE UNITS

GROUND FLOOR

UNIT 2 WS 455 Sq Ft

UNIT 7NW STVP 2,002 Sq Ft

UNIT 19-23 UNDER OFFER 5,000 Sq Ft



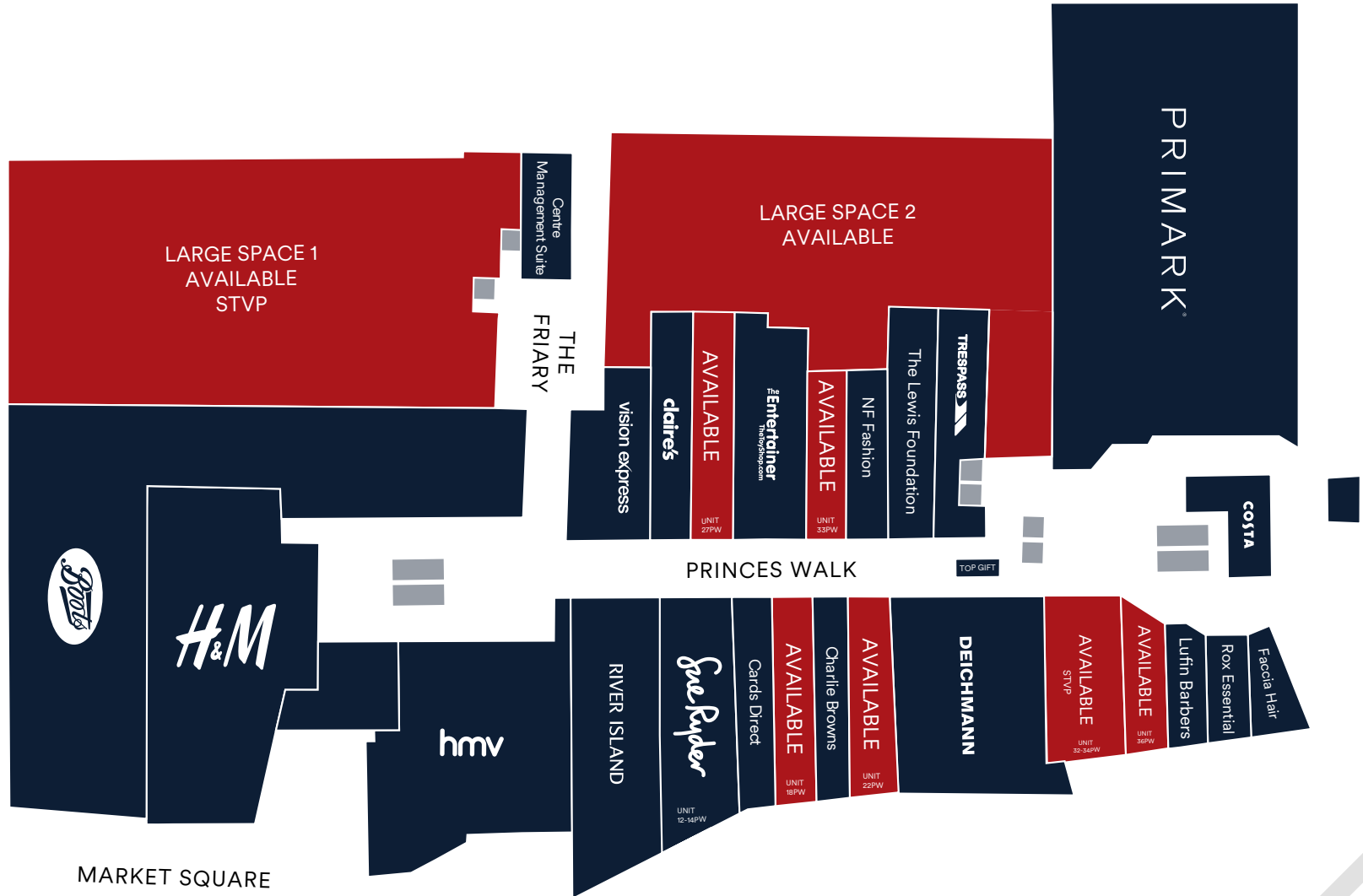
AVAILABLE UNITS

FIRST FLOOR

- UNIT 18 1,399 Sq Ft
- UNIT 22 1,174 Sq Ft
- UNIT 27 2,043 Sq Ft
- UNIT 32-34 538 Sq Ft
- UNIT 33 1,510 Sq Ft
- UNIT 36 904 Sq Ft
- UNIT 40 495 Sq Ft
UNDER OFFER

LARGE SPACE 1
41,861 Sq Ft

LARGE SPACE 2
Up to 20,000 Sq Ft



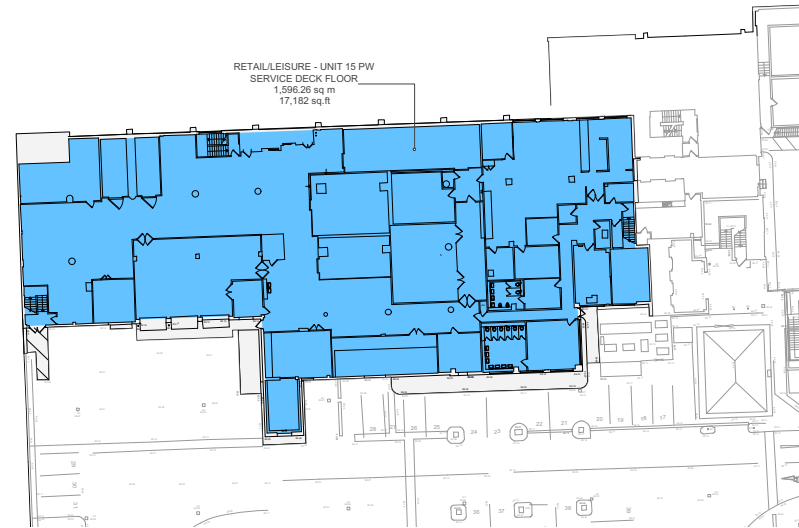
LARGE SPACE 1 - LEISURE OPPORTUNITY

SUBJECT TO VP



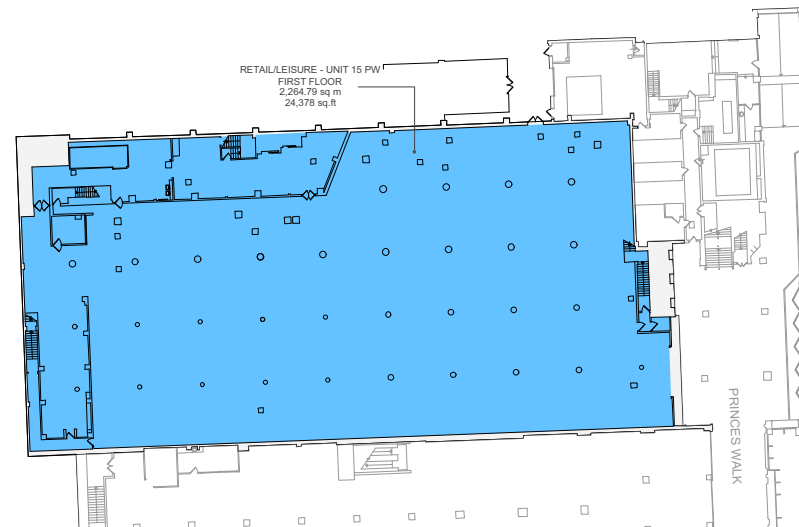
UPPER FLOOR

17,222 sq.ft



LOWER FLOOR

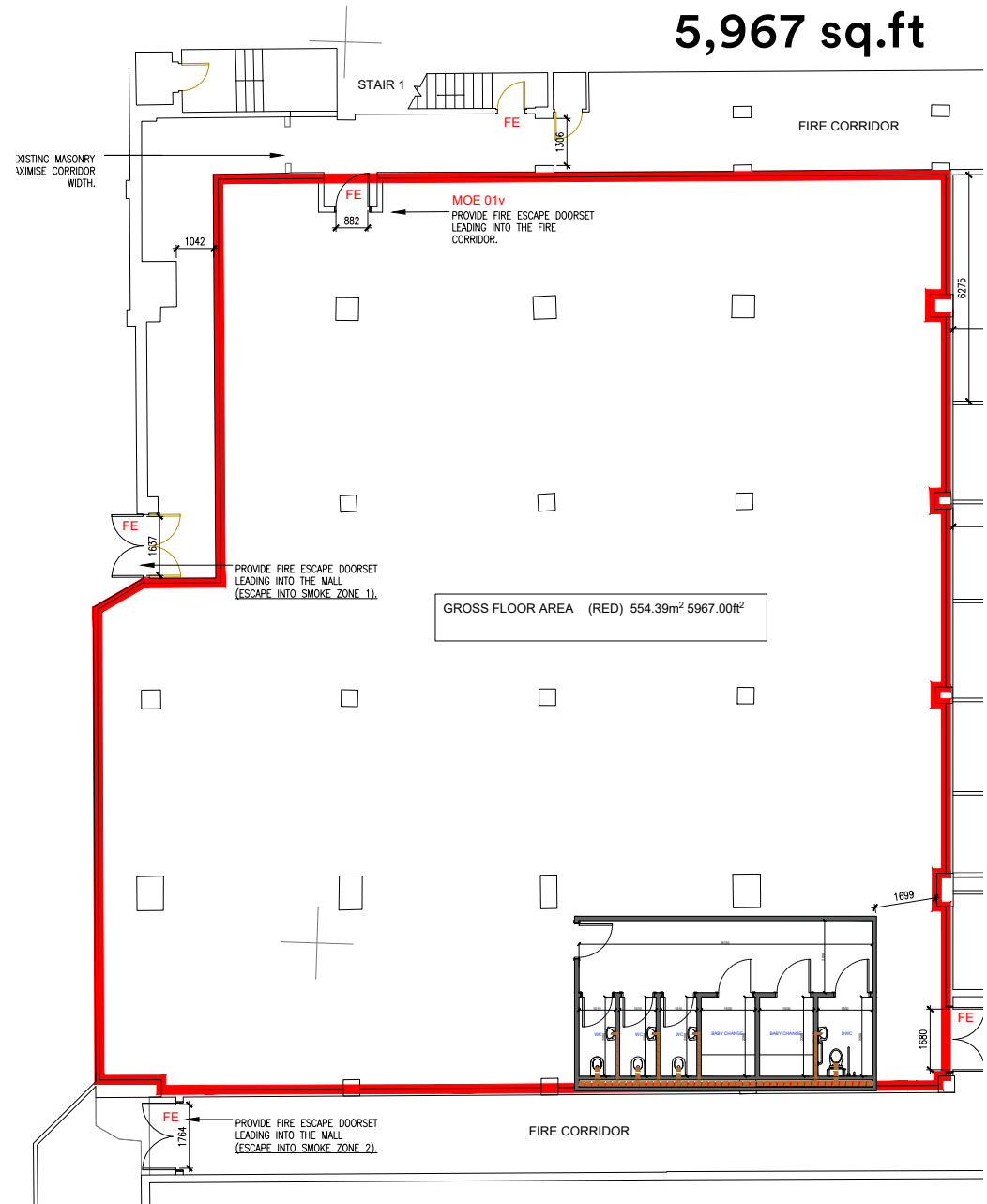
24,639 sq.ft



LARGE SPACE 2 - LEISURE OPPORTUNITY

SUBJECT TO VP

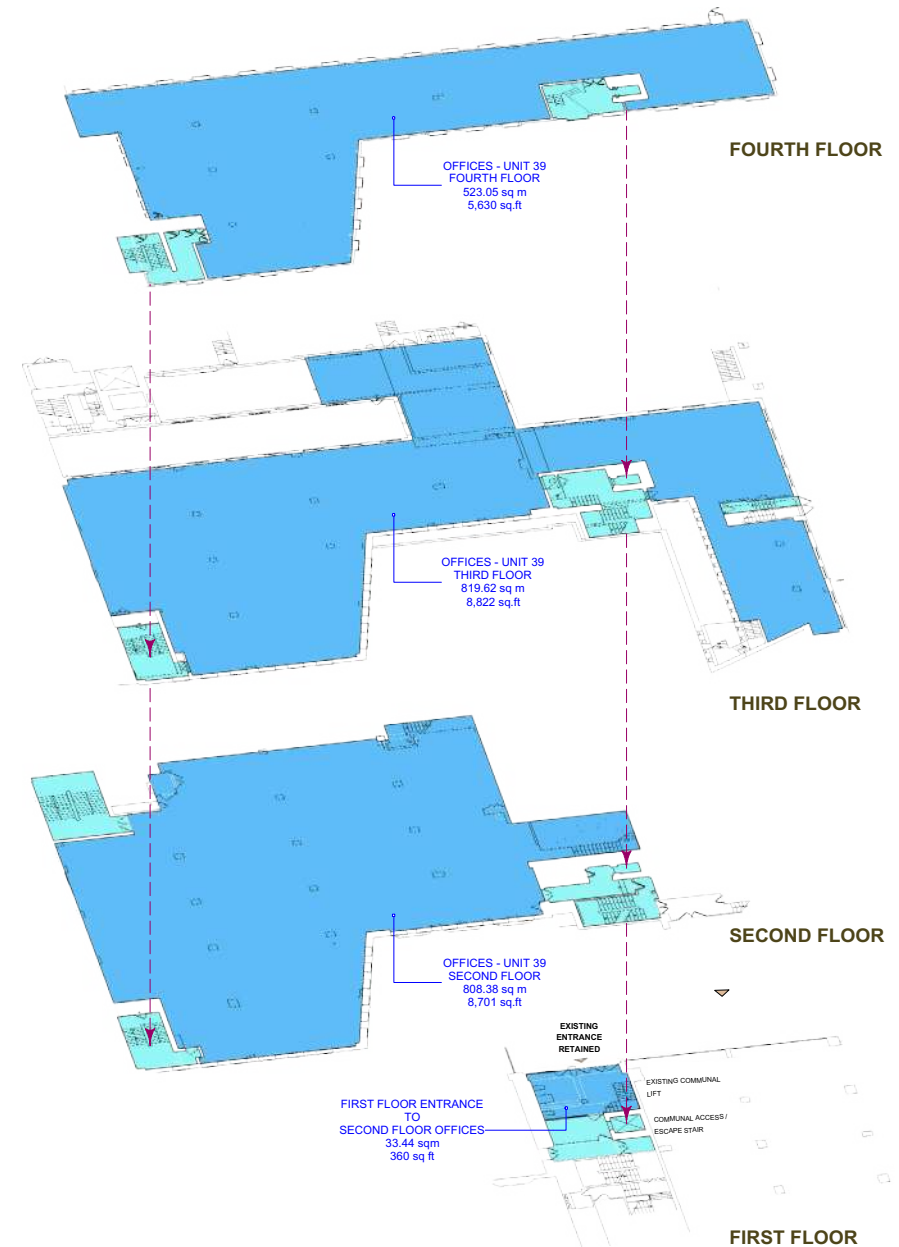
A 5,967 sq.ft unit available in white boxed condition, with new frontage included.



SERVICED OFFICE OPPORTUNITY

Accommodation (Approx. Gross Internal)

1 st Floor	359 sq.ft	(33 sq.m)
2 nd Floor	8,701 sq.ft	(808 sq.m)
3 rd Floor	8,822 sq.ft	(819 sq.m)
4 th Floor	5,630 sq.ft	(523 sq.m)
Total	23,512 sq.ft	(2,183 sq.m)



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Northampton Saints Rugby Stadium

Nene Valley Retail Park

Planned Rail Station development - up to 500 residential units.

Nationwide Campus
Circa 2,400 employees
3.9 miles (12 mins) from Grosvenor Centre

Sol Central Leisure Complex

Carlsberg Brewery

'Four Waterside' planned development - up to 400 residential units plus hotel.

Marefair Heritage Park - planned development - up to 100 residential units

Market Square Ongoing Development

Greyfriars Development
Up to 1,500 residential units, office accommodation, civic quarter and leisure amenity

Vulcan Works, Northampton's Cultural Quarter



Market Walk

Former BHS & M&S, 'Abington Quarter', ongoing development - up to 500 residential units.

Northampton Magistrates Court

Northampton House

Former Coach Station

Aldi Development

Abington Street

Clock House ongoing development - 124 key worker homes

East Island Site

University of Northampton
12,800 students
0.9 miles (5 mins) from Grosvenor Centre

Barclaycard Campus
6,000 employees operating from the offices on a regular basis
3 miles (10 mins) from Grosvenor Centre

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LOCATION & TRANSPORTATION

Northampton is the 7th largest town in the UK and located in the East Midlands of England and lies on the River Nene. Northampton sits approximately 67 miles to the north west of London, 45 miles south east of Birmingham and 30 miles north east of Oxford.

ROAD

Northampton benefits from excellent road links. The M1 is positioned 4.3 miles (17 minutes) south west and connects Northampton to London (south), Birmingham (north-west) and Sheffield, Leeds and Manchester (North).

BUS

North Gate Bus Station, opened in 2014, is located immediately north of The Grosvenor Centre and is predominately operated by Stagecoach, providing inner and outer town routes. The National Express bus station is located in close proximity to the centre, on Upper Mounts car park off Victoria Street.

RAIL

Northampton Railway Station is located on the western side of the town. The station, served by West Midlands Trains, provides regular direct commuter

services to London Euston and to Birmingham New Street in fastest journey times of 56 minutes and 61 minutes respectively. Pre-Covid, Northampton Railway Station served over 3.3 million passengers per year, measured by entry and exit count.

AIR

Birmingham International Airport is approximately 42 miles north-west of Northampton and offers both domestic and international flights. Birmingham Airport is the third largest airport in the UK outside of London. London Luton Airport sits 39 miles south east of Northampton, accessed from the M1 Motorway.

East Midlands Airport is situated 52 miles to the north of Northampton. The airport is a major air cargo hub, making it 2nd busiest UK airport for freight traffic after London Heathrow.



Northampton is the 7th largest town in the UK and located in the East Midlands of England



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LOCATION

Grosvenor Shopping is a modern shopping centre in the fast growing town of Northampton (population growth is 60% above UK average), with a diverse mix of shoppers, workers and students.

Overlap with Rushden Lakes is minimal and limited to sectors east of Weston Favell, where the minority of Northampton's shoppers live.

VIEWING

Strictly via prior appointment with the appointed agents:



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OWNED AND MANAGED BY

**SHEET ANCHOR
EVOLVE**

part of **IM** Core

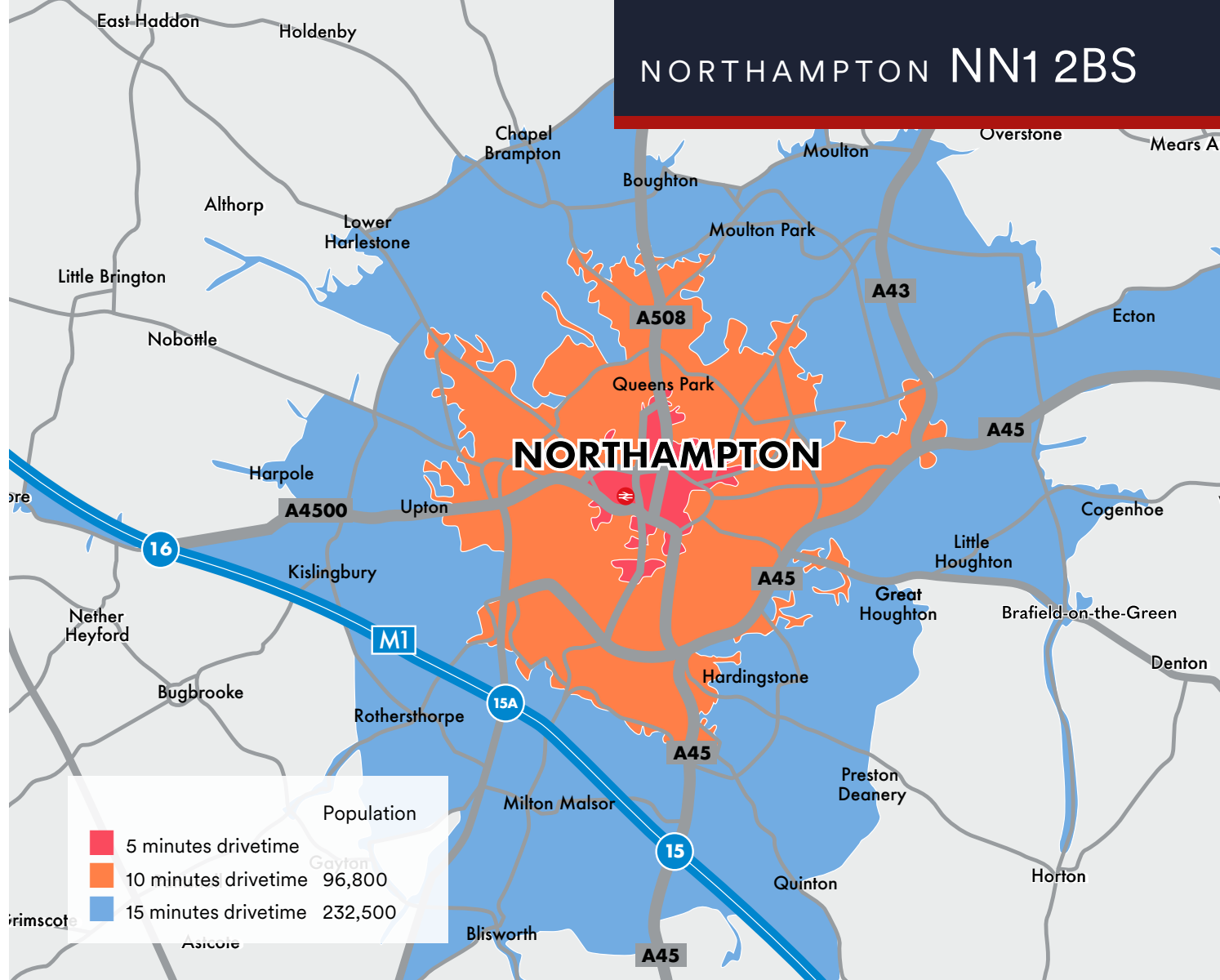
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Population	
5 minutes drivetime	96,800
10 minutes drivetime	232,500
15 minutes drivetime	

NORTHAMPTON NN1 2BS

*Potential occupiers to make own enquiries to clarify accuracy of data.

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