



Centre 27

Retail Park

J27 M62 Birstall **Leeds**

PROPOSED RETAIL PARK DEVELOPMENT
45,000 SQ FT
PLUS MEZZANINE FLOORS
(OUTLINE PLANNING CONSENT APPROVED)



NEARBY OCCUPIERS INCLUDE:

Argos next Boots M&S **IKEA**
EST. 1884

Bella Italia dfs **COSTA COFFEE** wren **ScS**
KITCHENS & BEDROOMS



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SCHEDULE OF ACCOMMODATION

Unit	Ground Floor	Mezzanine Floors (if required)	Total
1	14,994 ft ² 1,393 m ²	10,000 ft ² 929 m ²	24,994 ft ² 2,322 m ²
2	10,000 ft ² 929 m ²	10,000 ft ² 929 m ²	20,000 ft ² 1,858 m ²
3	10,000 ft ² 929 m ²	10,000 ft ² 929 m ²	20,000 ft ² 1,858 m ²
4	10,000 ft ² 929 m ²	10,000 ft ² 929 m ²	20,000 ft ² 1,858 m ²
Total	44,994 ft² 4,180 m²	40,000 ft² 3,716 m²	84,994 ft² 7,896 m²

Units can be subdivided or amalgamated to suit occupiers' specific size requirements.





AN EXCELLENT RETAIL DESTINATION

Centre 27 Retail Park is strategically located at the intersection of the M62 and M621 Motorways in the Birstall area of Leeds, approximately 9 km (6 miles) south west of the city centre.

Access to Centre 27 Retail Park is via Gelderd Road (A62) which links directly with Junction 27 of the M62 Motorway. Junction 29 provides access to the M1 Motorway to the east and the M621 enables fast access to Leeds City Centre. Leeds Bradford International Airport is 19 km (12 miles) to the north.

There are numerous bus routes to and from Leeds City Centre along the A62 Gelderd Road and Batley train station is approximately 5 km (3 miles) to the south, providing regular rail services to the City Centre.

The property benefits from being adjacent to the Birstall Shopping Park, Junction 27 Retail Park and Spring Ram Retail Park. Together, these form the dominant retail cluster serving the West Yorkshire conurbation and beyond and ranked by CACI as the number one retail warehousing cluster in the UK with a total expenditure of £240m (Source: Completely Retail).

The Birstall Shopping Park comprises 15,200 sq m (163,613 sq ft) and hosts a wide variety of retailers including M&S, Next, Boots, River Island, Gap and WH Smith. The adjoining Junction 27 Retail Park comprises 11,755 sq m (126,526 sq ft) of A1 bulky goods consent with occupiers including:

Currys PC World, ScS, Furniture Village, Harveys, Sofaworks, Pizza Express and TGI Fridays. Occupiers on the Spring Ram Retail Park include Pets at Home and Home Sense. Additional amenities include a Showcase Cinema, DW Fitness Club and IKEA store.



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LOCATION

Leeds is the United Kingdom's fastest growing city and is the second largest metropolitan district in England with a population of over 750,000.

The City enjoys good road communications with direct links to the M1, M62 and A1 (M) motorways. The trans-Pennine M62 provides motorway access to the Humber region in the east and Manchester and Liverpool conurbations in the west whilst the City's location next to the M1 and A1 (M) motorways gives direct access north and south.

As a consequence for having excellent access and communication routes, Centre 27 Retail Park and the other retail and leisure destinations at Birstall all serve a very large catchment area, extending across the whole of West Yorkshire and other parts of the north of the UK.



Immediate access
to J27 M62



3 retail parks
within 5 minutes



24 hour leisure
destination





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www.centre27.co.uk

LEASE / RENT

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

The units will not be assessed until they are constructed. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

SERVICE CHARGE

Further details are available upon request.

EPC

The property has no energy performance rating but will be assessed post construction.

PLANNING

Outline planning approval granted for Open A1 (non food) Retail, with the sale of convenience goods to a maximum of 30% of the gross floorspace.

CONTACT

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