



# G GROSVENOR

BY **M**

OCCUPIERS INCLUDE:

PRIMARK® RIVER ISLAND

PANDÖRA vision express

**LUSH**

Superdrug★



NEW LETTINGS:



OPENING  
Q2 2025


OPENING  
Q4 2025



NORTHAMPTON  
NN1 2EN



RESIDENTS IN CATCHMENT  
329,000+



810  
PARKING SPACES



WALKING DISTANCE  
OF SHOPPING CENTRE  
10 MINUTES

TOTAL DEVELOPMENT

**320,000 sq.ft**

(29,729 sq.m)

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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 potential market square redevelopment in Northampton aims to transform the area into a vibrant and attractive space.

Investing **£14 million** in the **UK's largest market square**.

It's expected to offer various retail, leisure, and event opportunities, with the goal to draw in a significant portion of the local population.

The redevelopment may include a diverse range of shops and dining options, combining local businesses with well-known brands.

## TARGET COMPLETION - Q3/4 2024



## 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 - Q2 2025

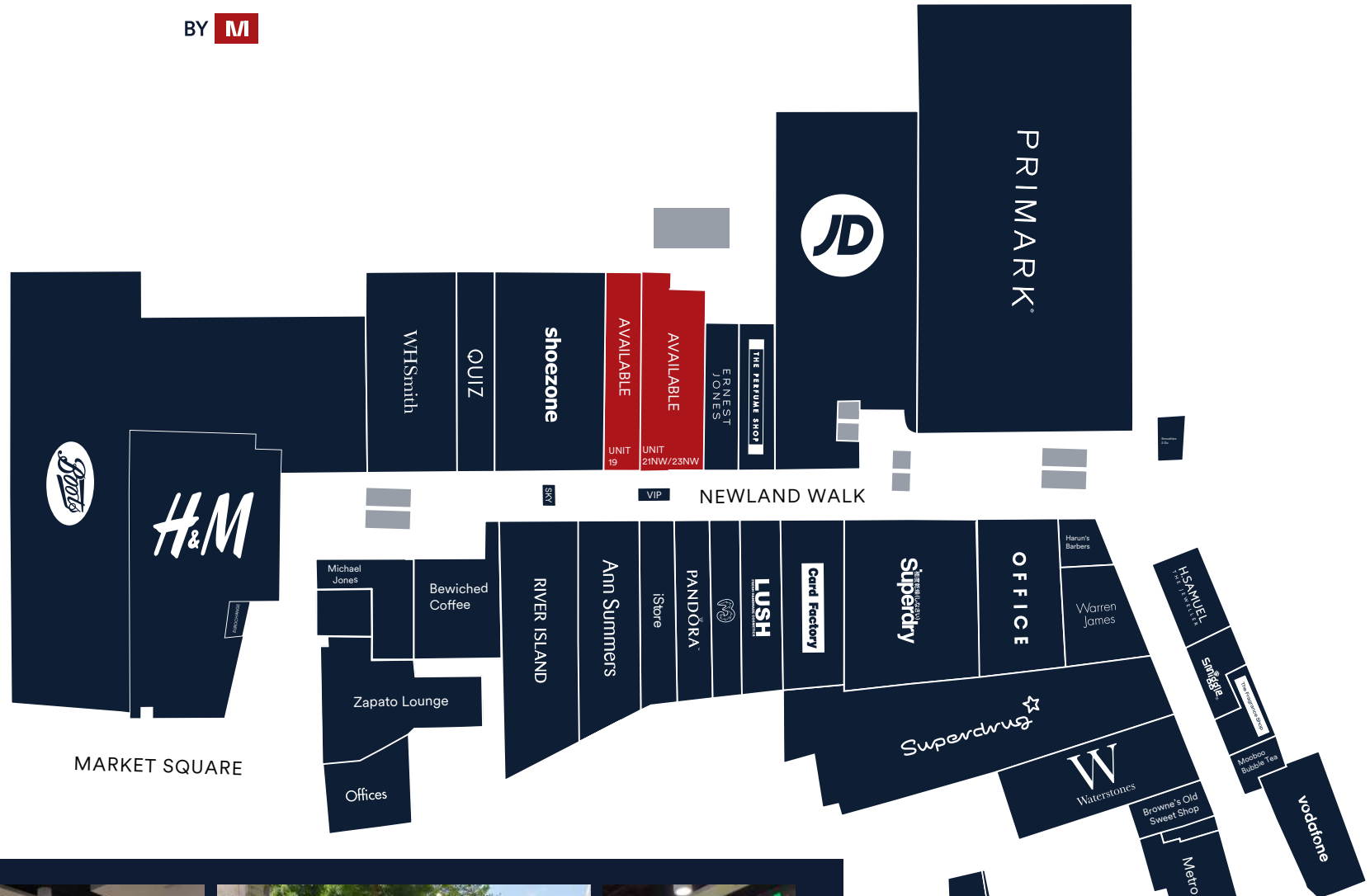


## AVAILABLE UNITS

### GROUND FLOOR

UNIT 19 1,625 Sq Ft

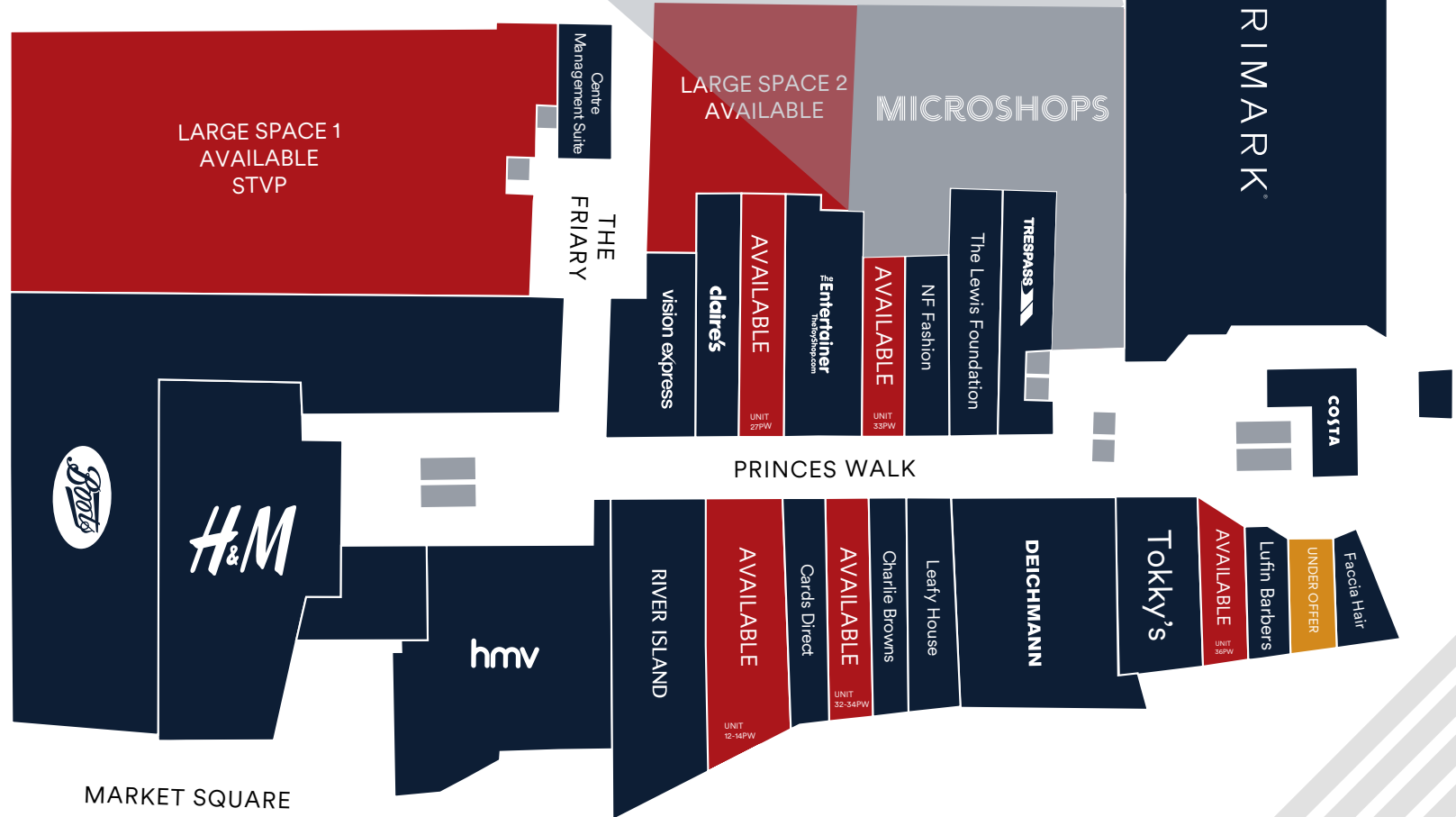
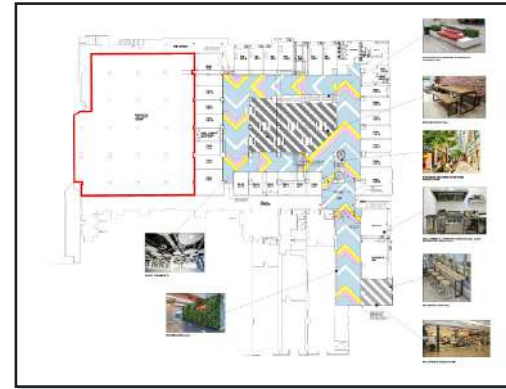
UNIT 21/23 3,127 Sq Ft



## AVAILABLE UNITS

### FIRST FLOOR

UNIT 12-14	2,276 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
LARGE SPACE 1	41,861 Sq Ft
LARGE SPACE 2	6,526 Sq Ft



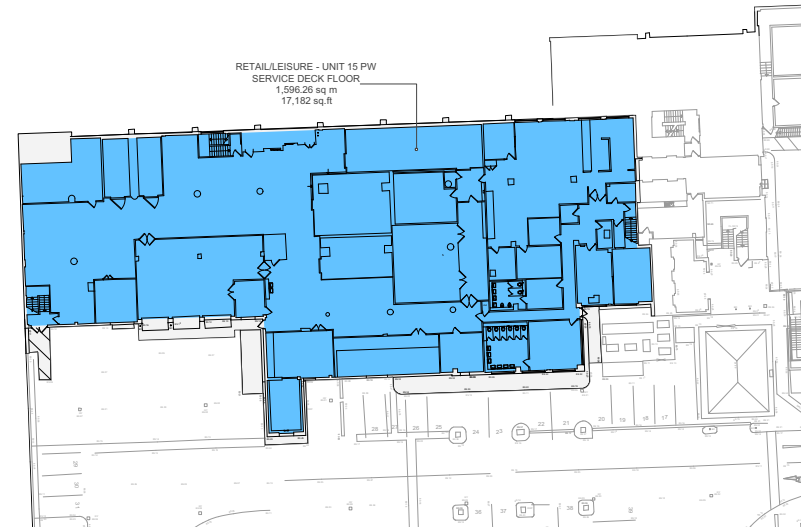
# LARGE SPACE 1 - LEISURE OPPORTUNITY

SUBJECT TO VP



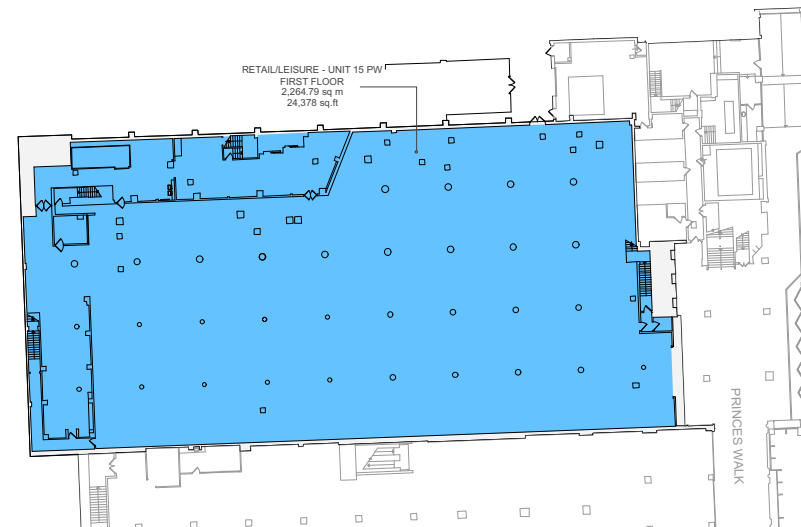
UPPER FLOOR

17,222 sq.ft



LOWER FLOOR

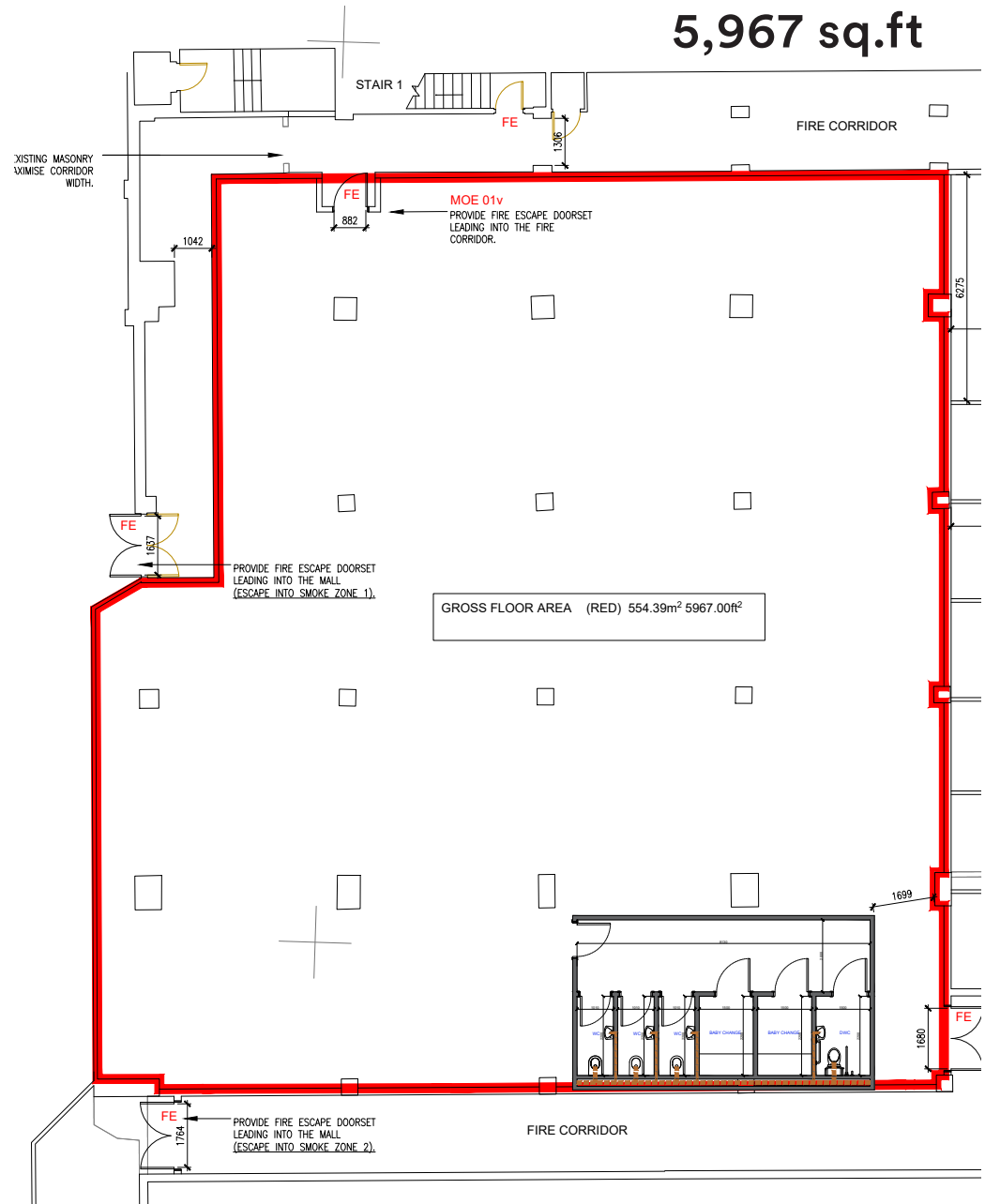
24,639 sq.ft



# LARGE SPACE 2 - LEISURE OPPORTUNITY

SUBJECT TO VP

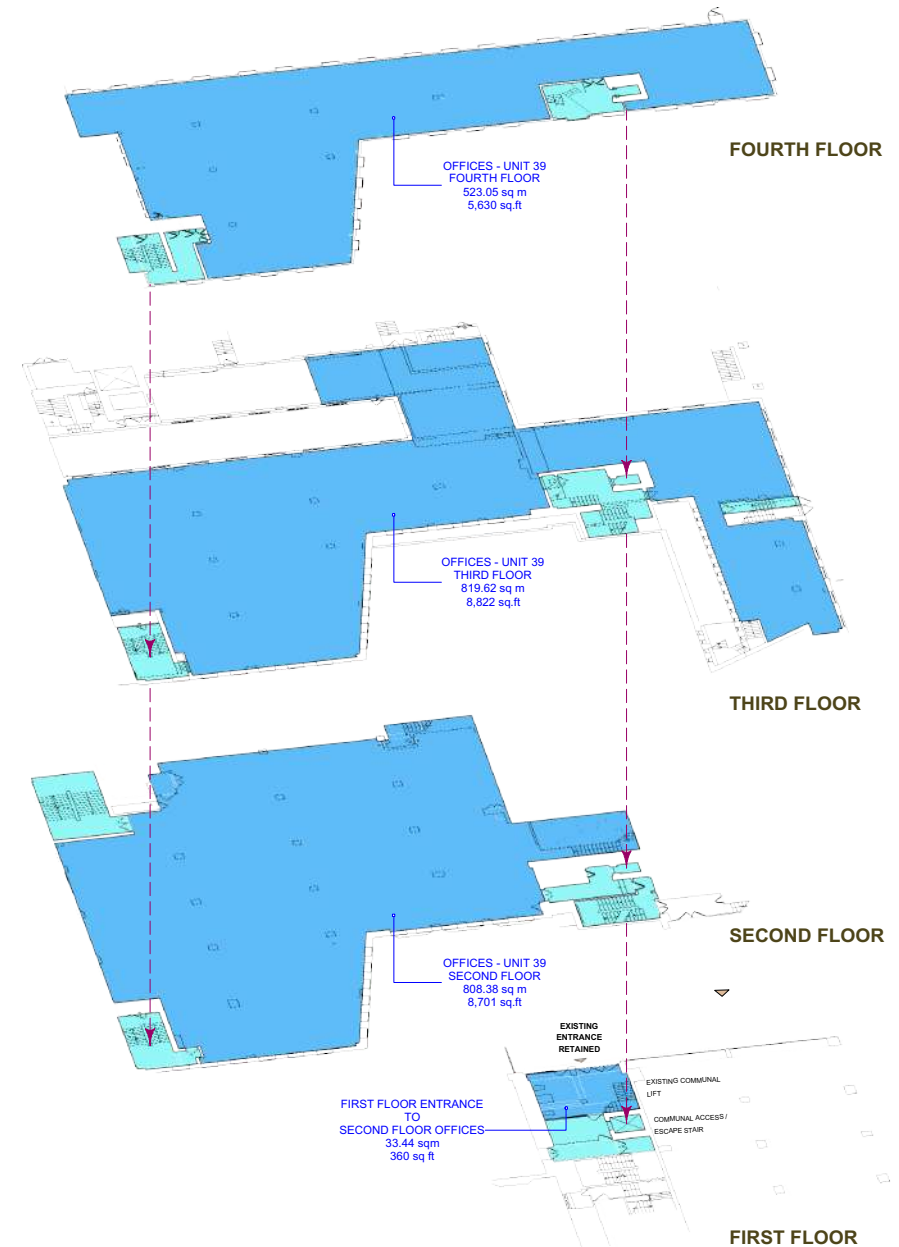
A 5,967 sq.ft unit available in white boxed condition, with new frontage included.



# SERVICED OFFICE OPPORTUNITY

## Accommodation (Approx. Gross Internal)

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





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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

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

Carlsberg Brewery

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

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

Northampton Magistrates Court

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

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:

Hugo Mackichan 07534 438411  
hugomackichan@fmx.co.uk

Mike Willoughby 07810 480291  
mike.willoughby@greenpartners.co.uk

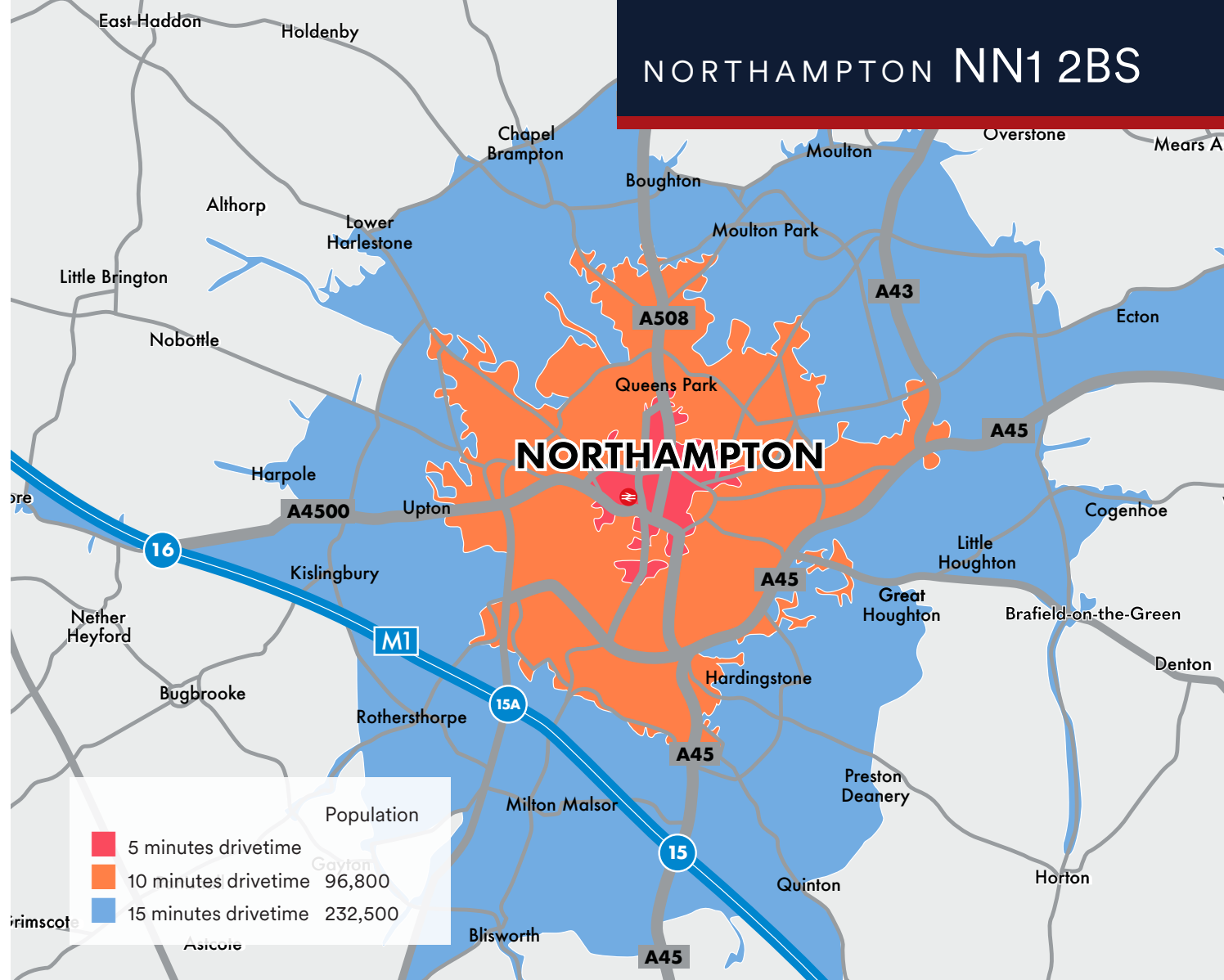
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NORTHAMPTON NN1 2BS

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

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