

# NORTHUMBERLAND RETAIL PARK



Earsdon Rd, Shiremoor, Newcastle upon Tyne NE27 0SJ



TO LET

**Final Phase:**  
Units available from 2,002 sq ft

# SCHEME PLAN

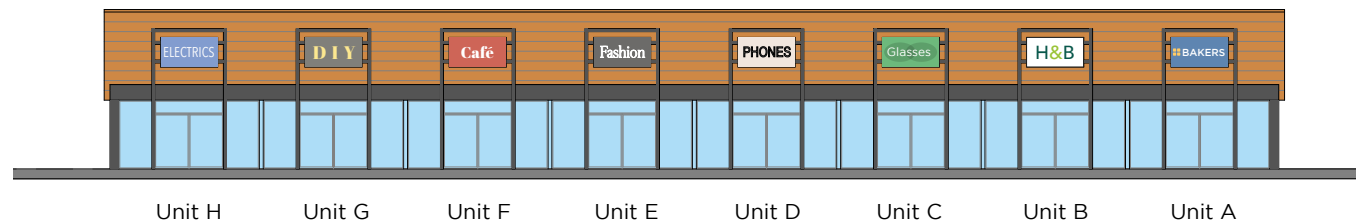
Northumberland Retail Park is located at the Holystone roundabout junction of the A19 trunk road in Shiremoor. Existing occupiers include Aldi, B&M Home Store, JD Gyms, Costa drive-thru, Farmfoods and Toby Carvery.

The scheme benefits from ample parking with 286 free surface shopping car parking spaces with additional parking available at the adjacently located 350 spaced park and ride multi-storey car park.

Rapid Electrical Vehicle charging is available onsite and operated by Osprey.

The final phase will comprise 6 individual units from 2,002 sq. ft. Units can be combined to accommodate larger requirements.

B&M Home store	23,842 sqft
JD Gyms	25,736 sqft
Farmfoods	8,288 sqft
Aldi	18,912 sqft
Costa Coffee	1,819 sqft
Toby Carvery	4,882 sqft
Unit A - Under Offer	2,002 sqft
Unit B - To Let	2,002 sqft
Unit C - To Let	2,002 sqft
Unit D - To Let	2,002 sqft
Unit E - To Let	2,002 sqft
Unit F - To Let	2,002 sqft
Unit G - To Let	2,002 sqft
Unit H - To Let	2,002 sqft
<b>Total</b>	<b>99,495 sqft</b>





# NORTHUMBERLAND RETAIL PARK

2,000 PROPOSED HOMES



farmfoods



A19



A19

A186

286 RETAIL PARKING SPACES

NORTHUMBERLAND PARK MULTI-STOREY CAR PARK



SHIREMOOR DISTRICT CENTRE

M NORTHUMBERLAND PARK METRO



NORTHUMBERLAND PARK MULTI-STOREY CAR PARK

# LOCATION

Earsdon Rd, Shiremoor, Newcastle upon Tyne NE27 0SJ

Northumberland Retail Park is situated on the Holystone roundabout and directly accessed via the major A19 arterial route which provides connections to the wider Tyne & Wear region. Northumberland Park Neighbourhood Centre is located adjacent, anchored by Sainsbury's Food Store, with other retailers including Heron Foods, Subway, Cooplunds, Card Factory, Indigo Sun, Frank's Carpets and Moorview Veterinary Practice. The Retail Park benefits from excellent public transport links with Northumberland Park Metro Station, the Northumberland Train Line, Bus Interchange and Cycle Parking all serving the location.

 ROAD

Whitley Bay	4.1 miles
Tyne Tunnel	4.3 miles
North Shields	5.1 miles
Tynemouth	5.2 miles
Newcastle Upon Tyne	8 miles

 METRO

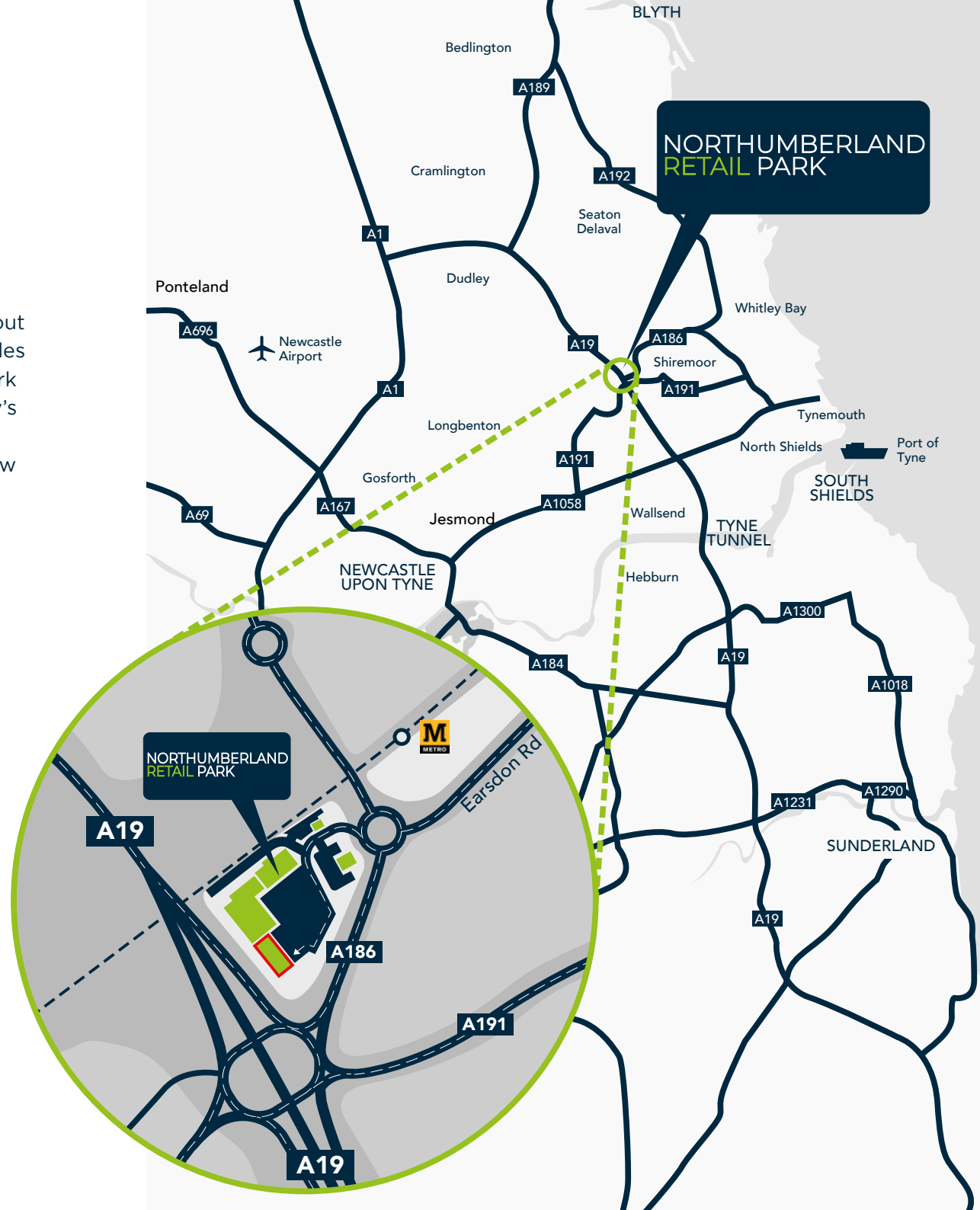
Every 12 minutes in both directions at peak times

 NORTHUMBERLAND LINE

2 trains per hour in each direction at peak times & hourly on evenings and Sundays

 BUS

Service	19/353/354/359/656
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Quorum

Two of the UK's largest business parks nearby

Cobalt  
12,000  
workforce

Quorum  
4,000  
workforce



Cobalt

138,000  
homes within a 10-minute catchment



2,000  
proposed new homes in  
immediate location



Population  
32,000



people withing 5-minute  
catchment and

301,000  
people within 10-minutes



62,000  
cars daily on A19 and  
34,592  
on the A186



£194,470,000  
total retail spend within 5-minute catchment



£88,292,000  
total leisure spend within 5-minute catchment

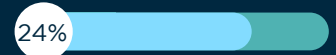


Consumer profile within 5-minute catchment

Upper affluence sector



Upper-middle affluence sector



Middle affluence sector



0%

30%

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## ENQUIRIES:

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