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# The Definitive Guide to Retail & Leisure Parks 2010

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## Executive Summary

by Trevor Wood



As always, I would like to thank every one of you who have passed on your comments in person or written to one of my colleagues or me. It is heartening to be told by so many people that our reviews are considered indispensable and are warmly welcomed throughout the retail and property industries.

We have, yet again, extended the review and analyses as a result of continuous research by my colleagues at **Trevor Wood Associates** and this year's review has involved comprehensive updating and pruning due to the seismic change in market conditions that have recently taken place. As in previous years, the contents of the review have been discussed with many of our database clients and subscribers to the review. Following these discussions we have tweaked the format in conjunction with our designers, Darren Pilcher and Liam Hammond of Rubric Creative, and introduced some new league tables and additional photographs of leading schemes.

A considerable amount of informed comment within the review is, yet again, generously supplied by owners, managers, tenants and agents or derived from desk research.

I would like to take this annual opportunity to thank the hundreds of people within the industry who respond to numerous letters, emails, questionnaires and telephone calls. Your invaluable help continues to make our reviews unique and as useful as possible to everyone in the industry. I would also like to thank the ever-increasing number of database clients and others who regularly pass on updated market information, news and press releases throughout the year to **Trevor Wood Associates**. This assistance makes our task that much easier as publication day approaches and reduces the number of calls you are likely to receive!

**The Definitive Guide to Retail & Leisure Parks 2010** contains 304 pages of information and copies of the full review are available for £445 from the address overleaf. The report contains reviews and detailed listings not only of those schemes currently trading but also those proposed to open by 2015.

Detailed listings for each scheme include location, scheme name, GIA, tenants, scheme type, nearby foodstores, other nearby developments, planning permission, owners / investment managers and letting agents. For proposed schemes planning status, developer and year open are also shown. Recent lettings are detailed together with recent investment transactions, current and proposed developments and numerous league tables and photographs.

I sincerely hope you find the information contained within the review of practical use and interest.

As always, my colleagues at **Trevor Wood Associates** and I welcome any comments you may have that could help to make the 2011 review even better and we look forward to receiving periodic updates regarding any changes that take place.



**Trevor Wood**  
Senior Partner  
Trevor Wood Associates

## Established Schemes

The key points from this detailed review of 1,540 Retail Parks, Shopping Parks, Retail and Leisure Parks, Leisure Parks, major leisure schemes or retail warehousing developments are summarised here.

**Our research has identified** 1,470 established schemes, that is to say they are trading or in the course of construction. These include 100 Leisure Parks, 97 Leisure schemes, **850 Retail Parks**, 61 Shopping Parks, 36 Retail and Leisure Parks and 296 Retail Warehousing developments. **The regional location of the established schemes is as follows: -**

Scheme Type	EA	EM	N	NI	NW	SC	SE	SW	WA	WM	YH	UK
Leisure Park	3	9	6	3	12	10	26	8	5	8	10	100
Leisure scheme	6	11	4	1	6	4	31	6	6	11	11	97
Retail and Leisure Park	0	0	2	1	12	3	7	3	3	2	3	36
Retail Park	36	61	46	38	86	87	212	67	57	77	83	850
Retail Warehousing development	5	20	16	7	39	20	99	28	14	22	26	296
Shopping and Leisure Centre	0	1	0	0	3	2	16	1	1	4	2	30
Shopping Park	1	4	2	0	11	3	16	6	5	10	3	61
<b>Total</b>	<b>51</b>	<b>106</b>	<b>76</b>	<b>50</b>	<b>169</b>	<b>129</b>	<b>407</b>	<b>119</b>	<b>91</b>	<b>134</b>	<b>138</b>	<b>1,470</b>

### Top 10 Retail Parks For a listing of the top 100 please see the full review

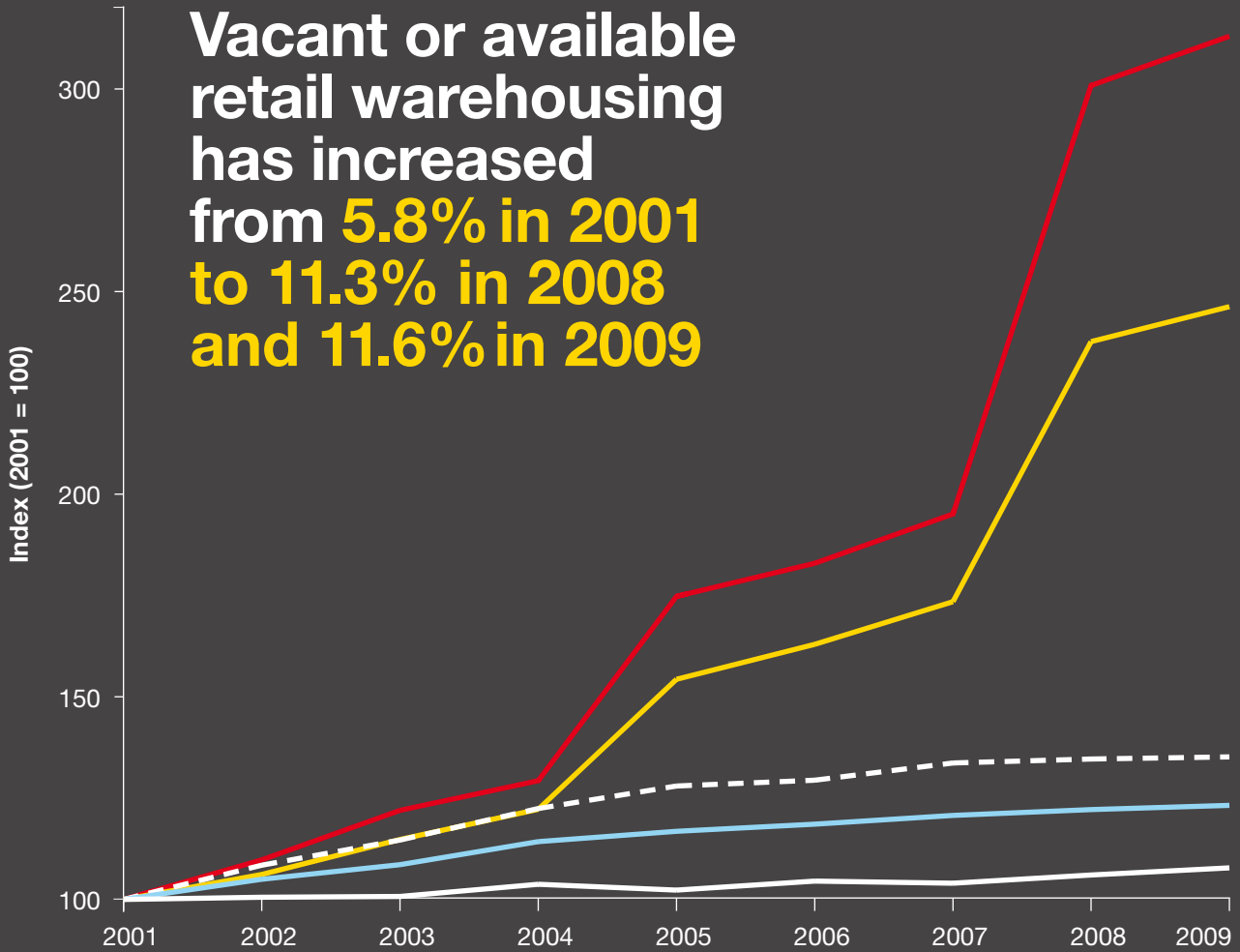
Rank	Scheme	Location	GIA Sq. Ft.	Year Open	Region
1	Castlepoint	Bournemouth - Charminster	645,000	2003	South West
2	Middlebrook Retail & Leisure Park	Bolton - Horwich	634,014	1998	North West
3	Fort Kinnaird	Edinburgh - Newcraighall	576,409	1989	Scotland
4	Parkgate Shopping	Rotherham	560,425	1987	Yorkshire & Humberside
5	Clifton Moor Centre (Phases 1 - 4)	York - Clifton Moor	559,257	1988	Yorkshire & Humberside
6	The Brewery	Romford	530,006	2001	South East
7	New Mersey Shopping Park	Liverpool - Speke	483,268	1985	North West
8	The Junction, West Thurrock Shopping Park	Grays - Thurrock	469,500	1988	South East
9	Fosse Park Shopping Park	Leicester - Narborough Road	416,536	1989	East Midlands
10	Greyhound Retail Park (Phases 1 - 3)	Chester - Sealand Road	415,893	1987	North West

### Top 10 Retail Warehouse Clusters For a listing of the top 100 please see the full review

Rank	Cluster Name	Location	GIA Sq. Ft.	Region
1	Lakeside	Grays - Thurrock	1,033,019	South East
2	Thanet	Broadstairs	977,707	South East
3	Cribbs Causeway	Bristol - Cribbs Causeway	939,662	South West
4	Middlebrook	Bolton - Horwich	784,014	North West
5	Festival Way	Stoke-on-Trent - Hanley	775,225	West Midlands
6	Sealand Road	Chester - Sealand Road	753,398	North West
7	Newmarket Road	Cambridge	737,305	East Anglia
8	Parkgate	Rotherham	730,835	Yorkshire & Humberside
9	Tritton Road	Lincoln - Tritton Road	713,158	East Midlands
10	Newcraighall	Edinburgh - Newcraighall	709,723	Scotland



Retail Warehousing % growth 2001 - 2009



**Key**

- "Second-hand" space available
- Available Retail Warehousing
- - - Total Retail Park floorspace
- All Retail Warehouses
- Retail Warehouses not on Retail Parks

# Contents

<b>Introduction</b>		<b>i</b>
<b>Executive Summary</b>		<b>iii</b>
<b>Contents</b>		<b>1</b>
<b>Market Overview</b>		<b>2</b>
	Peak Rents	3
	Vacant or Available Space	4
<b>League Tables</b>		<b>8</b>
	Top 100 Retail Park Rents	10
	Top 100 Retail Parks	12
	Top 100 Retail Warehouse Clusters	14
	Top 20 Retail & Leisure Parks	18
	Top 20 Shopping Parks	18
	Top 50 Leisure Schemes	19
	Top 20 Investment Managers - Retail Parks	20
	Top 20 Investment Managers - Retail Warehousing	24
	Top 20 Letting Agents - Retail Warehousing	28
	Top 10 Managing Agents - Retail Warehousing	29
	Leading Retail and Leisure Occupiers	30
	Top 50 Retail Park Tenants	31
	Top 20 Retail Park Tenants	36
<b>Development Pipeline</b>		<b>38</b>
<b>Regional Analysis</b>		<b>46</b>
	East Anglia	46
	East Midlands	54
	North	70
	Northern Ireland	84
	North West	92
	Scotland	114
	South East	134
	South West	182
	Wales	198
	West Midlands	212
	Yorkshire & Humberside	230
<b>Index</b>		<b>250</b>
	Alphabetical listing of schemes included	251
	Town order listing of schemes included	266
<b>Appendices</b>		<b>280</b>
	Other names used for schemes within this review	281
	Glossary of terms	284
	Colophon	286

"Chase & Partners have been using the Guide since 2001. It provides a snapshot and useful summaries, as well as detailed information that backs up our own knowledge. It scores highly with new surveyors to the market as a daily reference point."

**Gregory Moore**, Chase & Partners

"Trevor Wood's 'Definitive Guide' series is a must-have for anyone working in the retail warehousing sector."

**Nick Howe**, Edgerley Simpson Howe

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