

TO LET

BOUNDARY RETAIL PARK **RETAIL WAREHOUSE ACCOMMODATION** **UPTO 23,457 SQ FT**





SAGE

TRAVEL LODGE

TESCO EXPRESS

NHS TRUST

PROCTER & GAMBLE

BARNARDOS

ACCENTURE

ARNOLD CLARK

TYNESIDE COUNCIL

PROPOSED LIDL FOOD STORE 

BOUNDARY OUTLET

BOUNDARY RETAIL PARK

IMMEDIATELY AVAILABLE

LOCATION
Newcastle upon Tyne is the commercial and administrative capital of the North East of England and the fifth largest city in the United Kingdom, with a primary catchment population of over 1.5 million. The city is located approximately 158 km (98 miles) north of Leeds; 167 km (104 miles) south east of Edinburgh and 444 km (276 miles) north west of London.

Boundary Outlet was established in Shiremoor in 2004 and generates c. 25,000 customer visits per week. The proposed Lidl Food Store is due to open in 2026.

BOUNDARY RETAIL PARK
PARK LANE • SHIREMOOR • NEWCASTLE NE27 0BS



VIDEO TOUR

BOUNDARY RETAIL PARK

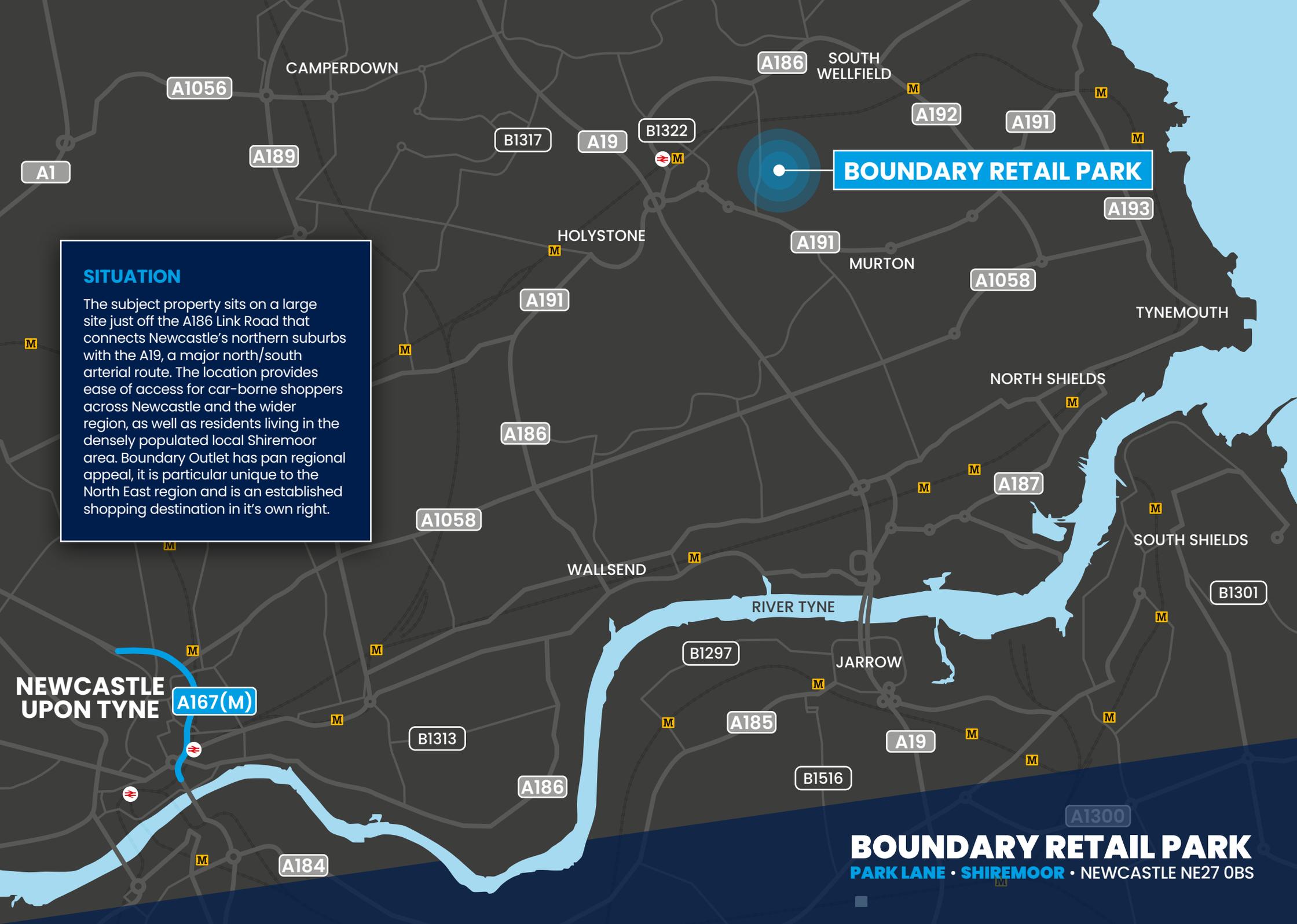
SITUATION

The subject property sits on a large site just off the A186 Link Road that connects Newcastle's northern suburbs with the A19, a major north/south arterial route. The location provides ease of access for car-borne shoppers across Newcastle and the wider region, as well as residents living in the densely populated local Shiremoor area. Boundary Outlet has pan regional appeal, it is particular unique to the North East region and is an established shopping destination in it's own right.

NEWCASTLE UPON TYNE

A167(M)

BOUNDARY RETAIL PARK
PARK LANE • SHIREMOOR • NEWCASTLE NE27 OBS



BOUNDARY

RETAIL PARK

 **WHAT3WORDS**
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SUBJECT PROPERTY

**BOUNDARY
OUTLET**

PARK LANE



Newcastle is the most populous city in the North East, the eighth most populous urban area in the United Kingdom

Newcastle is one of the UK's most dynamic cities and the primary destination for shoppers in the North East of England, with the sixth largest shopping population in the UK outside of London.

The city is also an integral part of the Northern Powerhouse with access to three major ports; a high speed train mainline to London in under three hours and an airport offering flights to over 85 world-wide destinations.

In addition, Newcastle is the most vibrant and fast growing digital cluster in the UK after London, accounting for more than 3,500 businesses with a value of £2bn.



| | 15 minutes | 30 Minutes | UK AVG |
|------------|------------|-------------|--------|
| Population | 553,000 | 1.7 million | - |

15 MINUTE DRIVETIME
POPULATION 553,000

30 MINUTE DRIVETIME
POPULATION 1.7M

SOCIAL GRADE 63.6%
LOCAL POPULATION
AB/C1 GROUPINGS
(UK 53.8%)

GROSS AVERAGE
HOUSEHOLD INCOME
21% ABOVE UK AVERAGE

COMPARISON GOODS
SPEND 47% ABOVE UK
AVERAGE (£455M
WITHIN 10 MINUTES)

CONVENIENCE GOODS
SPEND 23% ABOVE UK
AVERAGE (£215M
WITHIN 10 MINUTES)

BOUNDARY

RETAIL PARK

DESCRIPTION

The property comprises two well-configured retail warehouse units that extends to 2,179 sq. m. (23,457 sq. ft.) and is capable of subdivision.

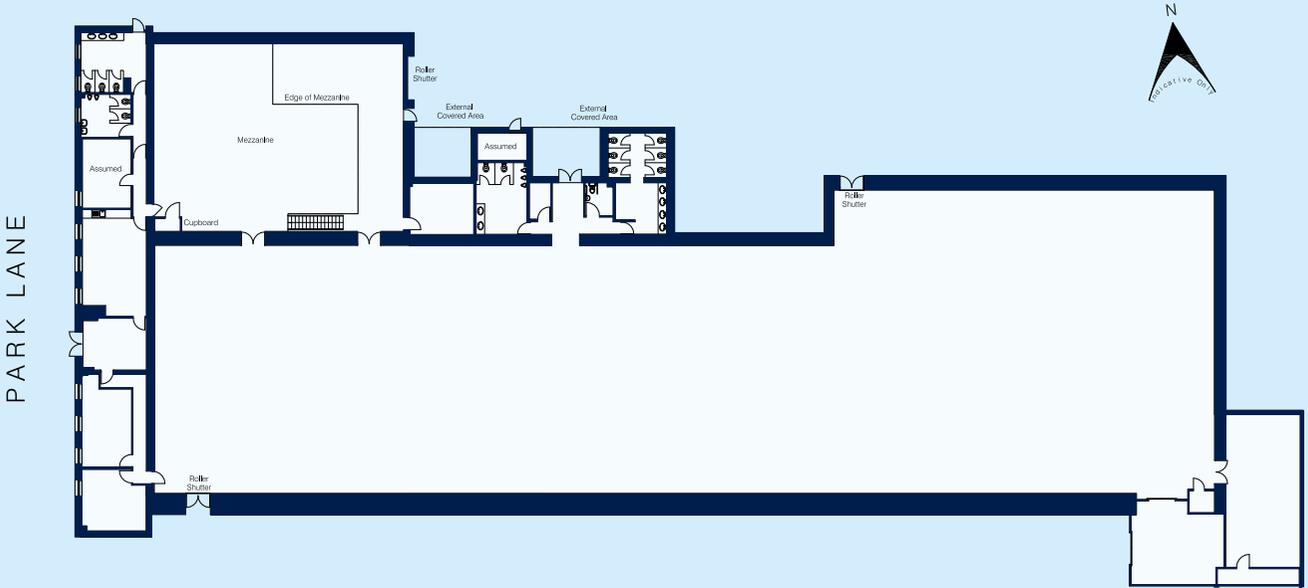
ACCOMMODATION

| Address | Description | Floor Area (GIA) | |
|----------------------|--------------|------------------|---------------|
| | | Sq. M | Sq. Ft |
| Boundary Retail Park | Ground Floor | 2,025 | 21,800 |
| | Mezzanine | 154 | 1,657 |
| TOTAL | | 2,179 | 23,457 |



SPECIFICATION

| | |
|----------------|----------------------|
| Lease Terms | Available on request |
| Service Charge | TBC |
| Planning Use | Class E (A) |



You're in great company



**Approximately 25,000
customers visits per week**



RETAIL WAREHOUSE ACCOMMODATION



WHAT3WORDS
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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee

BOUNDARY RETAIL PARK
PARK LANE • SHIREMOOR • NEWCASTLE NE27 0BS

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