

**PRIME RETAIL AND LEISURE LEASING OPPORTUNITY - UP TO 21,800 SQ FT**

**UNIT B & C, CASTLEMORE RETAIL PARK, MANCHESTER, M16 OSN**



# LEASING OPPORTUNITY



- The city of Manchester is the second largest economy in England and is the administrative and commercial hub of the north west of England.
- The city has a primary catchment population of 1,662,000 people.
- Castlemore Retail Park occupies a prominent position adjacent the A56 (Chester Road) and the White City Circle roundabout.
- Many transformational office and residential developments are within close proximity including Media City, a 200 acre prime mixed use development scheme home to the BBC and ITV.
- Strong retail element within the subject scheme in addition to the retail offering across the road at Whitecity Retail Park.
- Purpose built retail park with wide bulky planning consent and benefits from 131 car parking spaces. Occupiers include DFS, KFC and Moda.
- Subject unit (Unit B & C) offers high quality retail accommodation up to **21,800 sq ft (14,450 sq ft - Ground Floor and 7,650 sq ft Mezzanine)**
- Potential to split into two units and / or remove mezzanine (subject to offer, use and timescales).
- Currently benefits from Class E Planning Consent. Would therefore suit a range of retail, bulky retail and leisure uses.



# AERIAL

MediaCityUK

Salford  
Quays

A56 Chester  
Road



Castlemore  
Retail Park

whitecity  
Retail Park

Old Trafford  
Cricket Ground

Manchester  
City Centre



# LOCATION

Castlemore Retail Park is located in the Old Trafford/Stretford district of Manchester, adjacent to the A56 (Chester Road) and close to the roundabout intersection of the A56, A5081 and A5063 (White City Circle), approximately 1.5 miles south west of Manchester city centre. The scheme is opposite White City Retail Park and approximately 200 metres from Old Trafford Football Stadium and the associated train station.

The local vicinity is a vibrant mix of retail, leisure, industrial, media, and residential uses. Trafford Park, one of Europe's largest industrial estates, lies 1 mile to the north-west of the scheme and employs around 40,000 people.

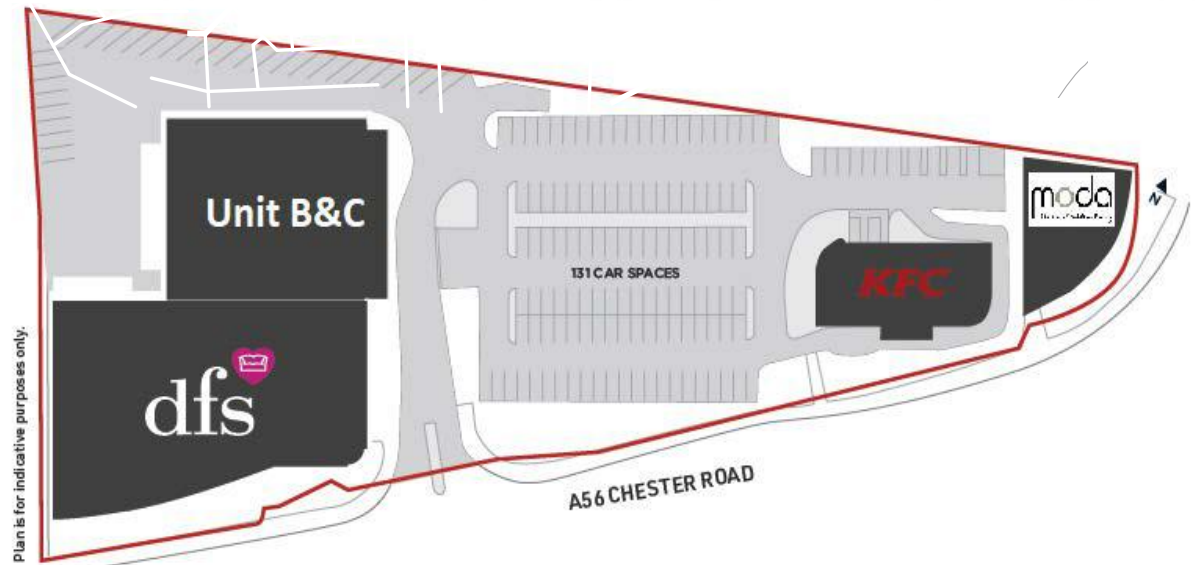
Old Trafford (74,994 seats) is the largest football club stadium in the United Kingdom, second only to Wembley in terms of capacity.



# DESCRIPTION

Castlemore Retail Park was predominantly developed during 2005 and 2006. The scheme provides 42,742 sq ft of modern purpose-built retail warehouse accommodation arranged as a terrace (Units A to C) to the west of the site, with two separate standalone pod units which are occupied by Moda and KFC. Access and egress to the site is via a traffic light junction at the interface with Chester Road. There are 131 free car parking spaces.

The subject unit is of steel portal frame with hip end roof construction and an extensively glazed façades. The Unit extends to **22,100 sq ft** which equates to **14,450 sq ft** to the ground floor and a **7,650 sq ft** mezzanine. Internally, the unit has been fitted out to the former tenant's corporate specifications with mezzanine covering a third of the floor area. The unit is serviced to the rear of the site with a secure service yard.



# RETAIL WAREHOUSE PROVISION

Together with White City Retail Park, the subject property comprises Stretford's dominant retail warehouse cluster. The following retail parks are in the vicinity:



## 1 White City Retail Park

(210,000 sq ft) M16 ORP

**Owner:** Derwent Estates

**Planning:** Open A1 including Food

**Tenants:** Currys/PC World, Aldi, Oak Furnitureland, Wren Kitchens etc.

## 2 Regent Retail Park

(116,315 sq ft) M5 3TP

**Owner:** M&G

**Planning:** Open A1 predominantly non food

**Tenants:** TK Maxx, JD Gyms, Argos, Poundstretcher, Sports Direct etc.

## 3 West One Retail Park

(151,000 sq ft) M50 1ZD

**Owner:** Frogmore

**Planning:** Open A1 non food

**Tenants:** The Range, Home Bargains, Smyths Toys, Iceland Food Warehouse etc.

## 4 Trafford Retail Park

(143,185 sq ft) M41 7FP

**Owner:** Peel Holdings

**Planning:** Part Bulky part open

**Tenants:** B & M, Sports Direct, Pets & Home



The area's draw is also significantly enhanced due to the presence, 2 miles west of the park, of **Trafford Centre**, one of the largest shopping centres in the UK, with annual footfall in excess of 30 million people and an average dwell time of 2 hours.



## PLANNING

The property benefits from Use Class E and includes the previous use classes: A1, A2, A3, B1, B2, D1 and D2.

## RENT & LEASE TERMS

Upon application and by negotiation.

## VIEWINGS

Formal viewings are strictly by appointment through CBRE.

## BUSINESS RATES

£267,500 with effect from 1st April 2017. Rates payable are approx £136,425 pa.

## EPC

A copy of the EPC is available upon request.

## SERVICES

The property benefits from mains gas, electricity, water, CCTV system and a fire detection system.



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Further information is available upon request

## KEY CONTACTS

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