



the
meads
FARNBOROUGH

The prime retail opportunity in Farnborough

New Look (15,000 sq ft) and Sainsbury's (69,000 sq ft) open and trading



Prime retail opportunities
available now!

A joint venture regenerating Farnborough town centre

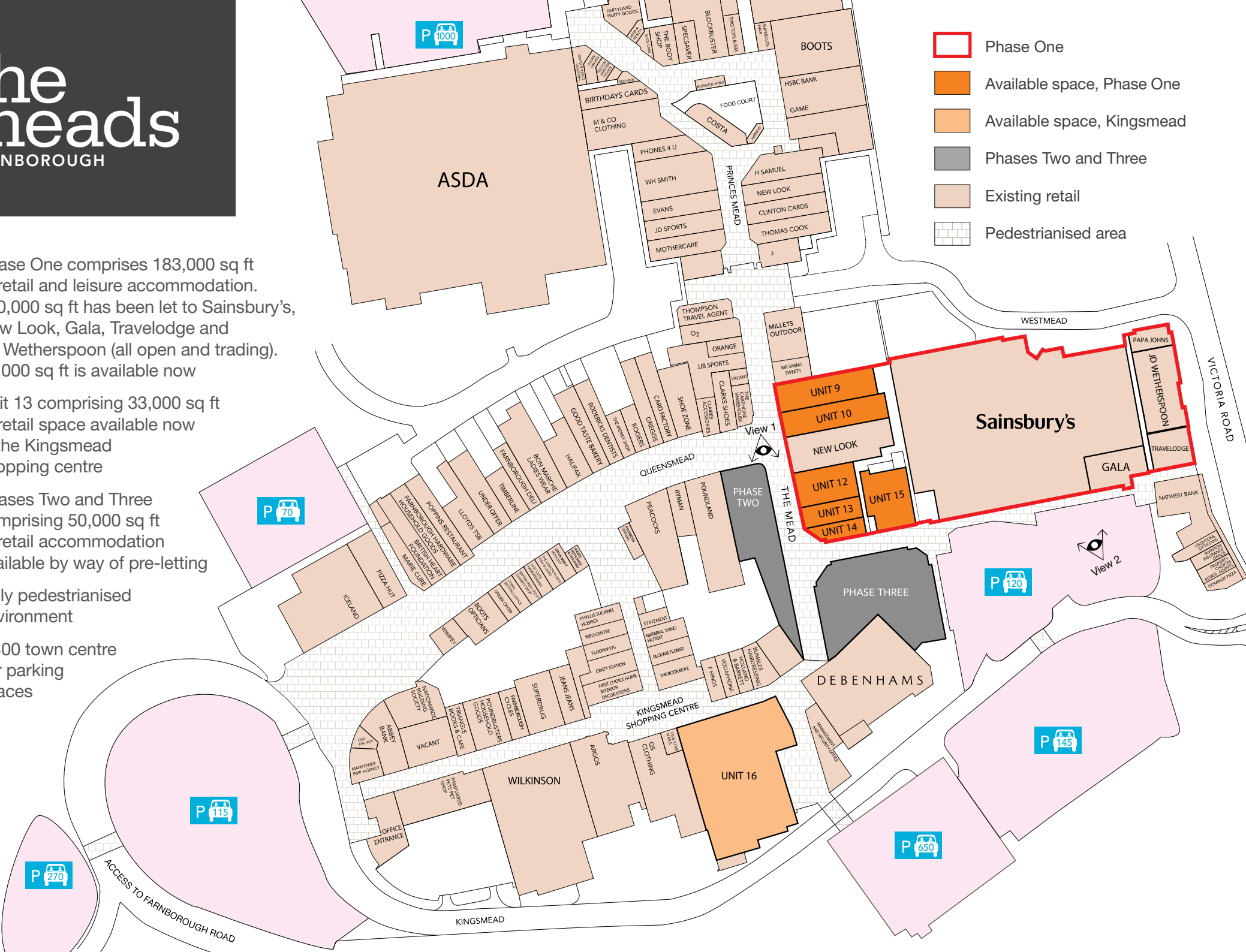
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- Phase One comprises 183,000 sq ft of retail and leisure accommodation. 150,000 sq ft has been let to Sainsbury's, New Look, Gala, Travelodge and JD Wetherspoon (all open and trading). 30,000 sq ft is available now
- Unit 13 comprising 33,000 sq ft of retail space available now in the Kingsmead shopping centre
- Phases Two and Three comprising 50,000 sq ft of retail accommodation available by way of pre-letting
- Fully pedestrianised environment
- 2,400 town centre car parking spaces



- Phase One
- Available space, Phase One
- Available space, Kingsmead
- Phases Two and Three
- Existing retail
- Pedestrianised area

Phase One

Unit no.	Internal width	Build depth	Ground floor area	First floor area	Rent per annum
9	35.66 ft	110 ft	4215 sq ft	4235 sq ft	£95,000
10	25 ft	130 ft	3490 sq ft	-	£90,000
11			15,000 sq ft		
12	41 ft	76.33 ft	3150 sq ft	3150 sq ft	£90,000
13	23 ft	76.33 ft	1780 sq ft	1780 sq ft	£60,000
14	24.66 ft	73.66 ft	1580 sq ft	1580 sq ft	£60,000
15	45 ft	82 ft	4375 sq ft	4375 sq ft	£70,000
16	85 ft	130 ft	18000 sq ft	15000 sq ft	Rent on application



Photograph of The Meads



A quality retail environment

Phase One of The Meads, Farnborough's vibrant retail, leisure and residential destination, is now complete and open for business. For the retailer, this is an opportunity to secure a prime pitch in

a modern shopping environment with a catchment of 194,000 people. A range of retail units are available immediately, from approximately 1,500 sq ft up to 33,000 sq ft.



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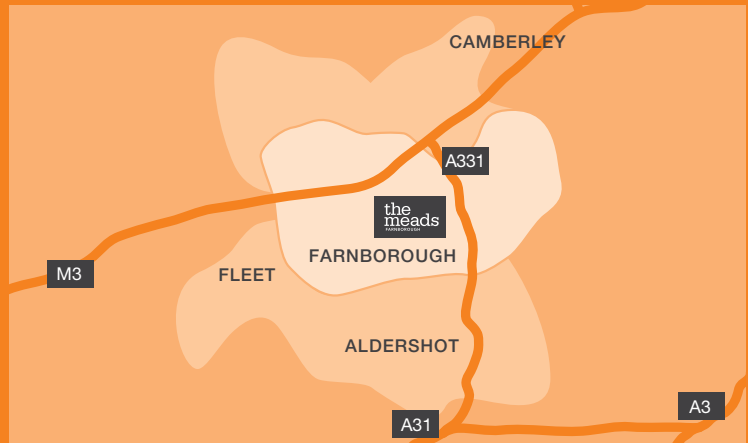
Farnborough's catchment – a great place to do business

Farnborough's town centre is being transformed in an £80 million regeneration project. The fully pedestrianised retail and leisure destination, with 2,400 parking spaces, will serve an affluent catchment of 194,000 people. The town benefits from above average demographics as demonstrated by the adjacent table.

The local economy continues to thrive with around 30,000 telecoms and aerospace employees working within close proximity to the town centre. The number of workers shopping in the town centre is predicted to grow even further with the expansion of the IQ Business Park.

The mosaic profile of the catchment is:

Mosaic Group	The Shopper	Core catchment	Secondary catchment	GB average
Happy Families	22%	33%	28%	11%
Suburban Comfort	21%	21%	21%	16%
Blue Collar Enterprise	18%	13%	9%	12%
Symbols of Success	15%	15%	26%	11%



Core catchment
64,000 residents

Secondary catchment
130,000 residents

Combined catchment 194,000 residents

Source: The Retail Group

