

KNIGHT RETAIL PARK - SAFFRON WALDEN

Thaxted Road, Essex, CB10 2UR

OPENING Q4 2018
LAST UNIT REMAINING

NEW RETAIL PARK - TO LET

Phase 1

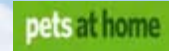


Now open

Phase 2



Pre let



Pre let



Pre let

7,000 sq ft retail - to let



LOCATION

Saffron Walden is located just to the east of junction 9 of the M11 motorway approximately 15 miles south Cambridge, 14 miles north of Bishop's Stortford and 18 miles north west of Braintree. Junction 9 of the M11 lies within 5 miles of the town and the major development area of Stansted Airport is less than 20 miles distant.

It is the administrative and commercial centre for Uttlesford District and is its largest town. It has a resident population of 18,051 with a catchment reach of 20,773 households within the primary and secondary catchment area. (Source: Experian 2012). The Uttlesford District is projected to increase from 83,500 people (2014) to 105,800 people by 2035. (Source: Uttlesford Housing Strategy 2016-21).

The Retail Park will be located adjacent to the existing Aldi store on Thaxted Road (B184) to the east of the town centre. The land immediately behind is currently allocated in the draft Uttlesford Local Plan for a minimum of 800 homes and therefore the main residential growth area for the town.



PLANNING

Planning permission was granted on 10th May 2013 for the

“Demolition of the existing buildings and redevelopment to comprise retail warehouse units and associated garden centre (Class A1), a discount foodstore (Class A1), and a cafe (Class A3), including associated landscaping, car park, access, internal roads and cycle/footway, including the provision of access to adjoining land.”

DESCRIPTION


Phase 1 provides a new ALDI discount food store and 92 car parking spaces which opened in July 2015.

Phase 2 will provide up to 36,800 sq ft of non food retail warehousing, a café and 126 new car parking spaces.

Unit 1 - 6,000 sq ft - pre let to Pets at Home 

Unit 2 - 22,000 sq ft - pre let to B&M 

Unit 3 - 7,000 sq ft - available

Café - 1,800 sq ft - pre let to Costa 



TIMING

Construction will commence in Q1 2018 with practical completion currently targeted for Q4 2018.

TERMS

Units are available to pre let based on a developers shell specification - terms upon application.

A DEVELOPMENT BY

Granite Property Developments
Saffron Walden Ltd



CONTACT



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