

20,000 sq ft of retail available in newly developed terrace





FURTHER INFORMATION

- 50,000 sf of new Open Class One retail warehouse space constructed
- Only 2 x 10,000 sf units available with full cover trading mezzanines
- New 2,000 sf kiosk to be created near existing drive thru
- Planning approval to extend Unit 7 to 10,000 sf



Phoenix Retail Park
Linwood
AM MASTERPLAN
Sat Nav PA1 2AB
Size 218,000 sf
Car Parking 1020 spaces

| | | |
|---|---------------|-----------|
| 1 | B&M | 30,000 sf |
| | Garden Centre | 10,000 sf |
| 2 | Matalan | 40,000 sf |
| 3 | TK Maxx | 20,000 sf |
| 4 | Poundland | 7,500 sf |
| 5 | Available | 7,400 sf |
| 6 | Carpetright | 10,000 sf |

| | | |
|-----|-------------------------|-----------|
| 7 | Available | 10,000 sf |
| 8 | Argos | 10,000 sf |
| 9 | Pets at Home | 10,000 sf |
| 10a | To be built (Available) | 2,000 sf |
| 10b | Starbucks | 1,800 sf |
| 11 | CPW | 1,000 sf |
| 12 | Greggs | 1,000 sf |

| | | |
|----|----------------|-----------|
| 13 | Brantano | 5,000 sf |
| 14 | Available | 10,000 sf |
| 15 | Available | 10,000 sf |
| 16 | Under Offer | 10,000 sf |
| 17 | Smyth's Toys | 15,000 sf |
| 18 | Under Offer A3 | 4,000 sf |



Driving Distances & Travel Times



| | | | |
|----------------------|--------------------|-------------------------|--------------------------|
| Glasgow Airport: | 3.6 miles - 6min | Edinburgh Airport: | 51.2 miles - 54min |
| Glasgow City Centre: | 11.6 miles - 15min | Edinburgh City Centre: | 57.3 miles - 1hrs 04min |
| Prestwick Airport: | 32.1 miles - 39min | Manchester City Centre: | 225.3 miles - 3hrs 41min |




Jason Boyce 020 7539 5438
jason.boyce@pradera.com

HARVEY SPACK FIELD



David Comb / Jonathan Salt 020 7515 0454
david@harveyspackfield.co.uk / salt@harveyspackfield.co.uk



Drew Waddell 0141 221 5254 / 07769 973 238
drew@dwrproperty.com