

TO LET

# HOLLAND MARKET & WINFREY AVENUE RETAIL PARK, SPALDING, PE11 1RQ



B&Q

Iceland

Carphone  
Warehouse

M&S  
SIMPLY FOOD

shoezone

Argos

pound  
stretchers  
extra

halfords

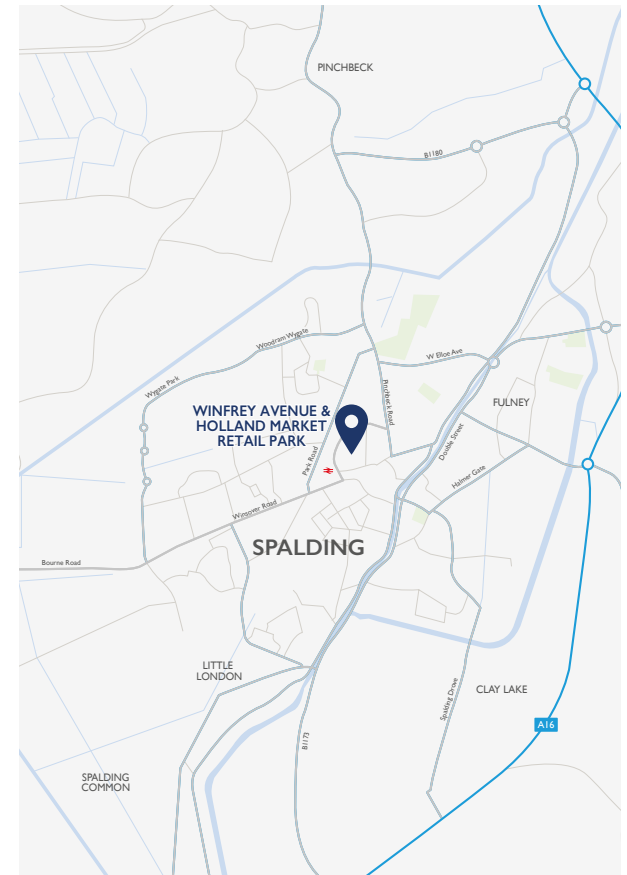
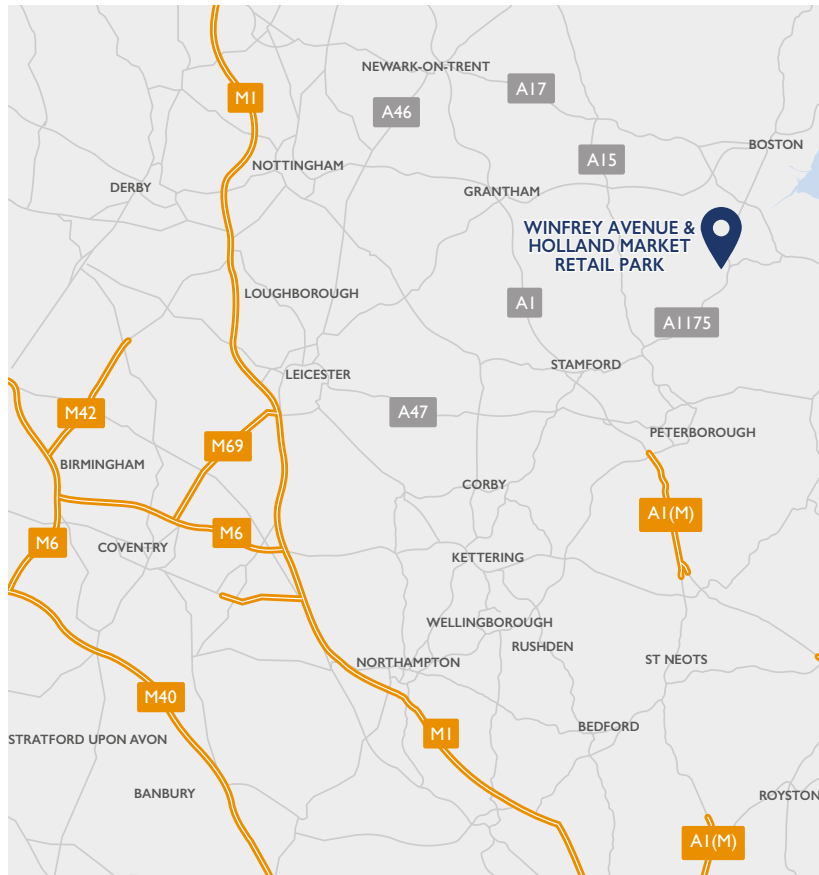
wilko



## LOCATION

Spalding is a market town in south Lincolnshire, close to the border of Cambridgeshire. It is situated along the A16 which connects the it to Boston (15 miles south) and Peterborough (19 miles north).

Regular direct trains run from Spalding to Peterborough and to Lincoln.



 **A16**  
linking to  
Peterborough  
and Boston

 **93,575**  
catchment  
population within  
20 minute drive

 **39,500**  
houses within a  
20 minute drive

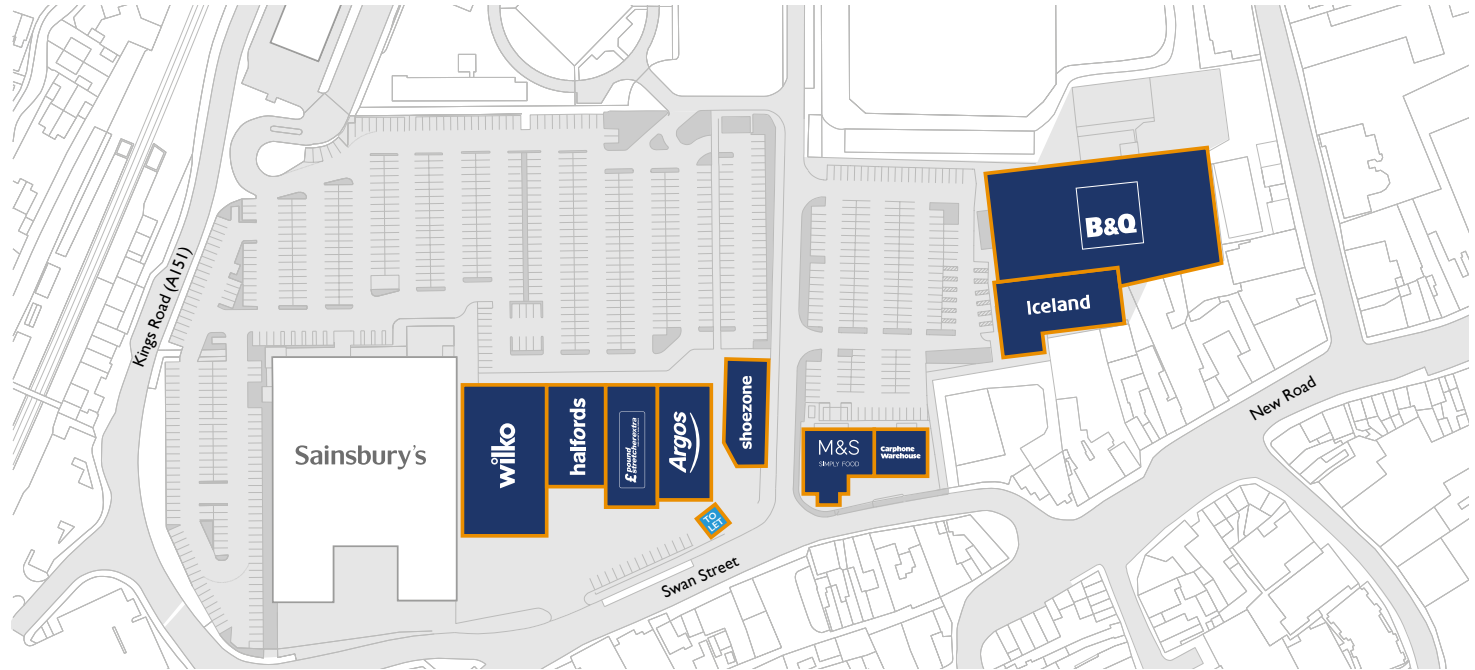
 **30%**  
houses with  
2 or more cars



# SITUATION

Winfrey Avenue and Holland Market Retail Parks represent the dominant retail warehousing provision in the town. The schemes occupy a prime position in the centre of town adjacent to the town's pedestrianised retail centre and railway station. Holland Market Retail Park adjoins a 63,369 sq ft owner occupied Sainsbury's (with PFS).





## ACCOMMODATION

UNIT	GIA SQ FT	GIA SQ M
B&Q	30,879	2,869
ICELAND	8,682	807
CARPHONE WAREHOUSE	1,500	139
M&S SIMPLY FOOD	6,000	557
SHOE ZONE	5,057	470
ARGOS	7,548	701
POUNDSTRETCHER	7,517	698
HALFORDS	7,323	680
WILKO	19,685	1,829
UNIT 6 – TO LET	523	49



### PLANNING

Winfrey Avenue – unrestricted  
Open A1 consent.  
Holland Market – Open A1  
(non-food) consent.



### PARKING

The units benefit from an overall  
combined provision of 467 spaces.



### AVAILABILITY

Further details and quoting terms  
are available upon request.



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