

COUNTY OAK RETAIL PARK

Crawley, Sussex, RH11 7XN

201,595 sq ft (18,729 sq m)

Prime open A1 non food



COUNTY OAK RETAIL PARK

SCHEME SIZE: 201,595 sq ft (18,729 sq m) CURRENT OCCUPIERS: Next, Hobbycraft, Argos, Harveys, Boots, Currys/PC World, Halfords, B&M, Costa

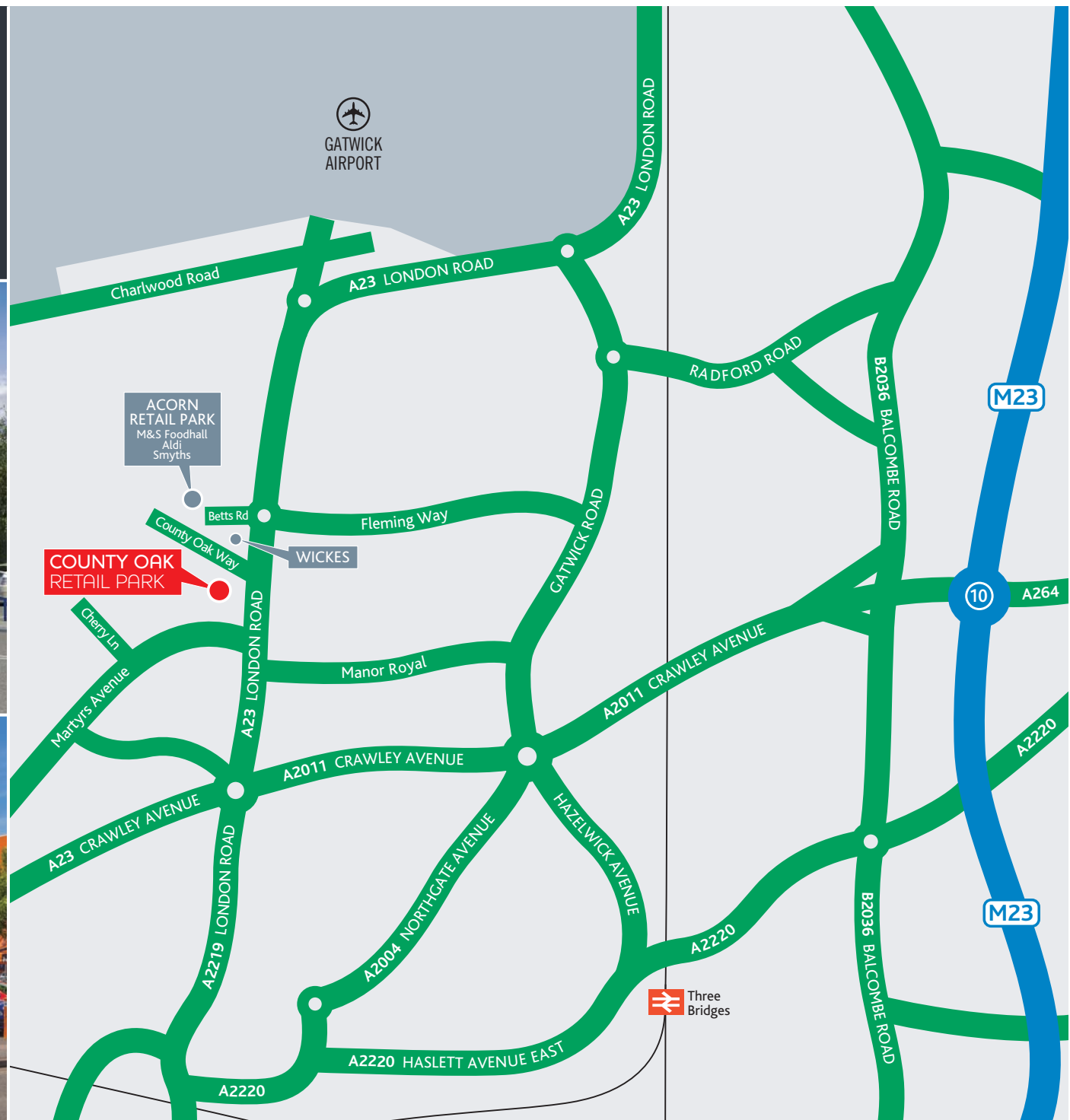




COUNTY OAK RETAIL PARK

Crawley, Sussex, RH11 7XN

INDICATIVE 25,662 SQ FT NEXT UNIT



COUNTY OAK RETAIL PARK

Crawley, Sussex, RH11 7XN



SCHEDULE OF AREAS

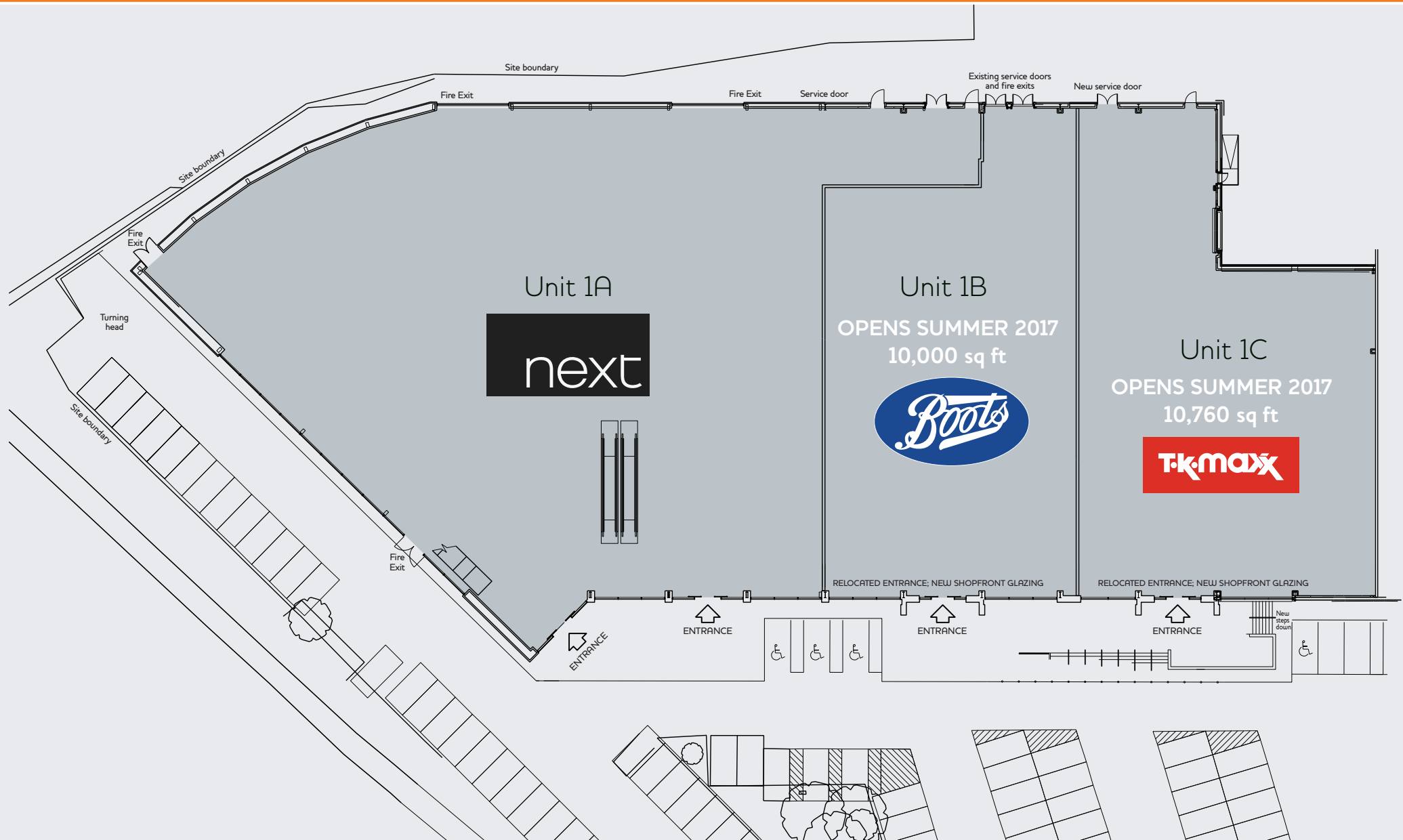
Unit	Tenant	Area (sq ft)
Unit 1A	Next	25,662
Unit 1B	Boots (opens Summer 17)	10,000
Unit 1C	TK Maxx (opens Summer 17)	10,760
Unit 2A	Hobbycraft	10,323
Unit 2B	Argos	9,218
Unit 2C	Harveys	16,175
Unit 3A	B&M	23,332
Unit 3B/C/D	Currys/PC World	36,190
Unit 4B	Halfords	13,320
Unit 5	Costa	1,517

459 car spaces

COUNTY OAK RETAIL PARK

Crawley, Sussex, RH11 7XN

Proposed Units 1A-C



COUNTY OAK RETAIL PARK

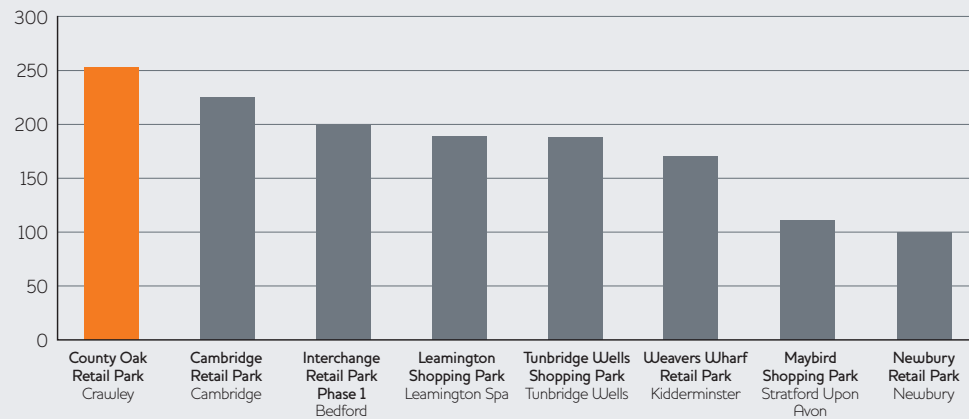
Crawley, Sussex, RH11 7XN

SIMILAR LOCATIONS

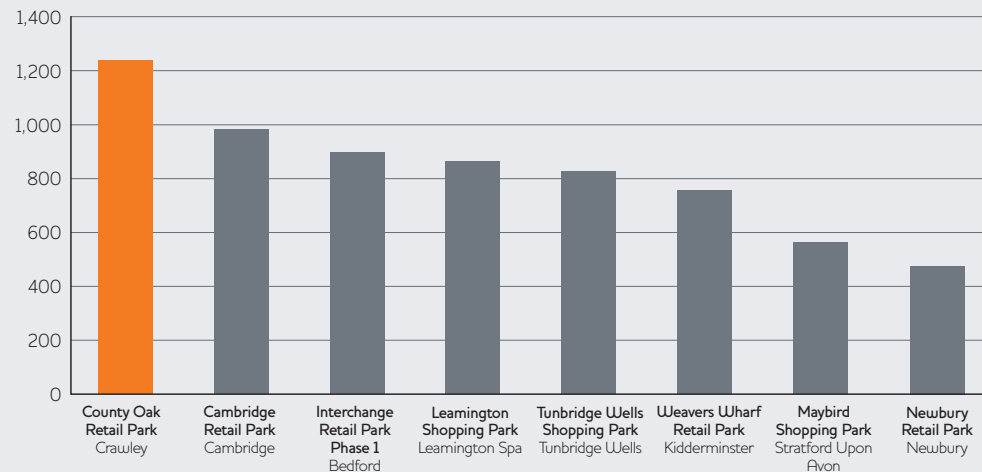
The parks below are similar to County Oak Retail Park in terms of the demographic profile of people living within the 20 minute catchment. County Oak Retail Park has a large catchment population of 256k and a high average Non-Grocery spend per household of £10k and a high number of Family Households, valuable visitors for retail parks.

Source: FSP/CES 2016

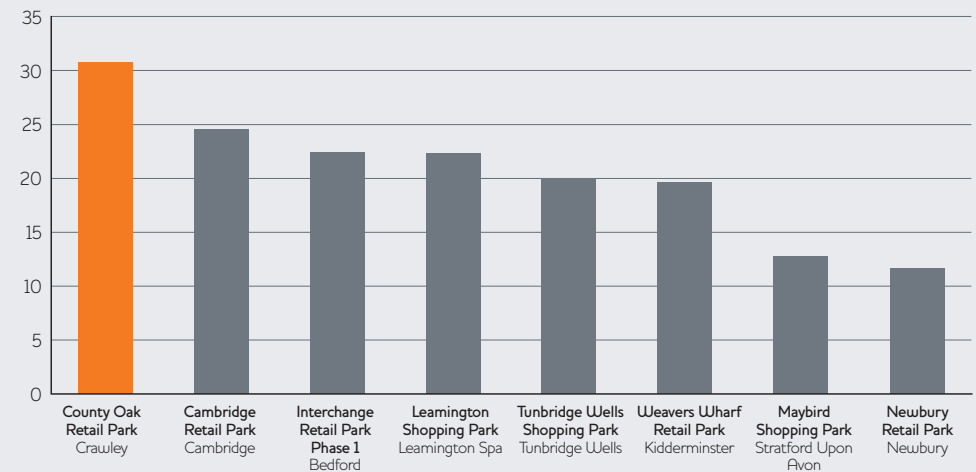
RESIDENT POPULATION (000's)



TOTAL NON-GROCERY SPEND (£m)



FAMILY HOUSEHOLDS (000'S)



COUNTY OAK RETAIL PARK

Crawley, Sussex, RH11 7XN

DRIVE TIME CATCHMENT SUMMARY

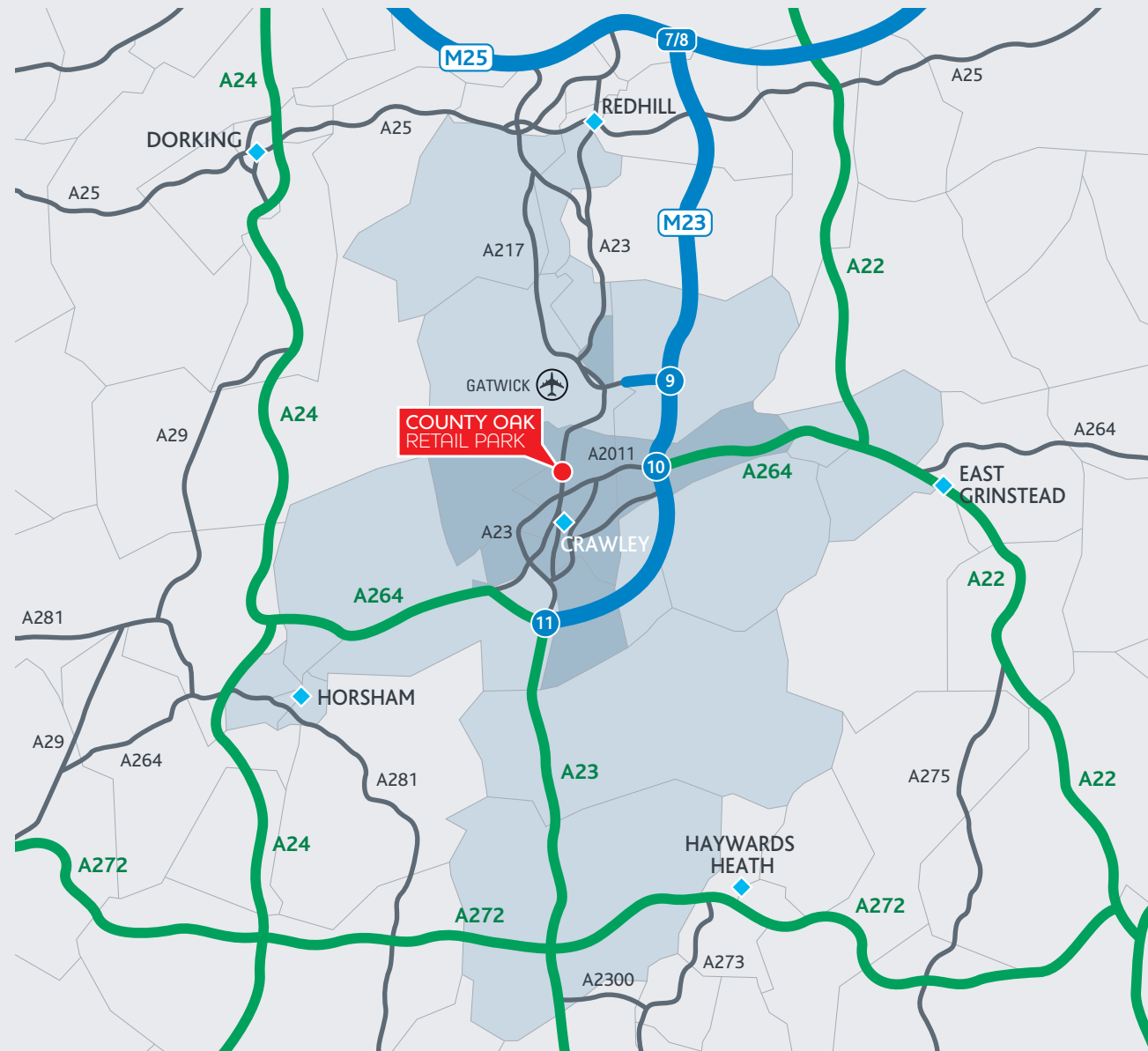
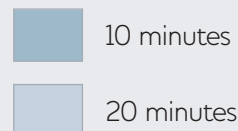
County Oak Retail Park is located c3 miles to the north of Crawley on the A23, in close proximity to Gatwick Airport. The 150,000 sq ft retail park has Open A1 Non-Food planning consent and is home to retailers including Argos, Boots, Next, TK Maxx, Currys/PC World and Costa.

Catchment area 10 & 20 minutes

- 256k Resident Population within 20 mins (89k within 10 mins)
- £1.08bn Non-Grocery Spend within 20 mins (£372m within 10 mins)
- £49k average household income – 31% above UK average
- 49% of households within 20 minutes are Pre-Family or Family Lifestage – 3% above UK average
- 59% of households are ABC1s – 12% above UK average

Source: FSP

Drive Time Zones



COUNTY OAK RETAIL PARK

FURTHER INFORMATION

Please contact either of the joint agents,
Morgan Williams or Harvey Spack Field.



Standard Life
Investments

**MORGAN
WILLIAMS**

RICHARD ALLSOP
t: 020 7493 4455
e: richard@morganwilliams.co.uk

HARVEY SPACK FIELD



NALIN NILAWEERA
t: 020 7518 0474
e: nilaweera@harveyspackfield.co.uk

MISREPRESENTATION NOTICE. Morgan Williams and Harvey Spack Field for themselves and for the Vendors of the property whose Agents they are, give notice that: i. the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii. no person in the employment of Morgan Williams or Harvey Spack Field has any authority to make or give any representations or warranty whatever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Morgan Williams or Harvey Spack Field nor any contract on behalf of the vendors; and iv. no responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. **February 2017. Alamo Design 01924 471114.**