A1 Retail Park

Biggleswade

A brand new development, situated just off the A1, with outstanding trading feedback from retailers

New lettings to Superdrug and JD

View the site on Google maps

Availability

New **30,000** sq.ft consented phase

A1 Retail Park

M&S H&M OUTFIT JD Argos next T·K·MAXX Superdrug RIVER ISLAND Boots COTSWOLD we get outdoors

Location

Adjacent to
A1

36
minutes by train to London King's Cross

30,000
vehicle movements a day

Postcode
SG18 8PS
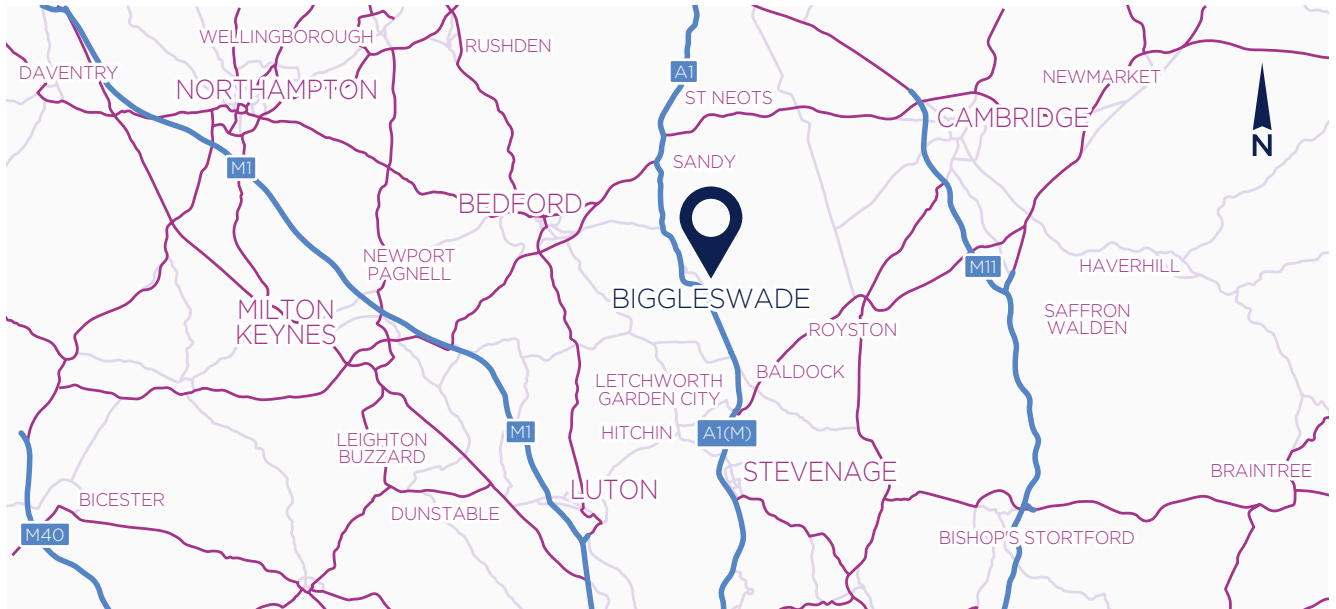
320k
population catchment within 20 minutes*

> Location map

ASDA
Sainsbury's

BIGGLESWADE

A1

STRATTON PARK

A1 RETAIL PARK
NG18 8PS

> Wider context

DAVENTRY
WELLINGBOROUGH
RUSHDEN
NORTHAMPTON
A1
NEWMARKET
ST NEOTS
CAMBRIDGE
SANDY
BEDFORD
NEWPORT PAGNELL
M11
MILTON KEYNES
BIGGLESWADE
HAVERHILL
ROYSTON
SAFFRON WALDEN
LETCHWORTH GARDEN CITY
BALDOCK
M1
LEIGHTON BUZZARD
HITCHIN
A1(M)
STEVENAGE
BICESTER
LUTON
BRAINTREE
M40
DUNSTABLE
BISHOP'S STORTFORD

🔍 Biggleswade boasts strong transport links to London and the north

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A1 *Retail Park*

Catchment

'Our trade target has been revised upwards three times since opening and we continue to exceed expectations'
next

This busy retail park has over 30,000 vehicle movements each day

CACI forecast
£125M
comparison goods spend

Set to be top
10%
of all retail centres (CACI Retail Footprint)

Secure families
24%
(UK average 14%)

10 minutes population
70,000
AB classes 25% above average

Catchment includes untapped areas of Letchworth, Baldock and Sandy.

Wealthy executives twice national average
Source: CACI

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Site plan

263k sq.ft retail park

3 retail units available to let

Open A1
Non-Food Retail

20 retail units

981 parking spaces

Extensive frontage and visibility to the A1.

Redesigned and enlarged roundabout with dual carriageway from the A1 to the scheme entrance.

'Trading 93% above target, our largest store opening in terms of size in 2016'
M&S

next

Boots

M&S

MATALAN

OUTFIT

H&M

RIVER ISLAND

Superdrug

TK·MAXX

795 PARKING SPACES

A1

HOMEBASE

wilko

ROBERT GODDARD

JD

Argos

COTSWOLD we get outdoors

LAURA ASHLEY

LONDON ROAD (A6001)

pets at home

bensons for beds

halfords

76 PARKING SPACES

110 PARKING SPACES

TO LET 30,000 SQ.FT
CONSENTED OPEN A1 NON-FOOD RETAIL

N

🔍 Planning consent has been received for a new 30,000 sq.ft retail unit

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Introducing state-of-the-art retail accommodation of 30,000 sq.ft with an 'Open A1' retail consent. Any subdivision will be subject to planning.

View the site on Google maps

Open A1 consent

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Contacts

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🔍 A1 Retail Park is highly visible from the adjacent A1 trunk road

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