

# Ladymead Retail Park

GUILDFORD GU1 1AJ



**Standard Life**  
Investments

- **9,966 sq ft Prime A1 (non food) available**

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## Demographics

- Wealthy Catchment – Household income 33% above UK average.
- A highly affluent resident profile. Affluent Achievers are 112% above UK average and Rising Prosperity are 50% above average.
- Non-Grocery spend is 20% above UK average and Food spend is 15% above average.



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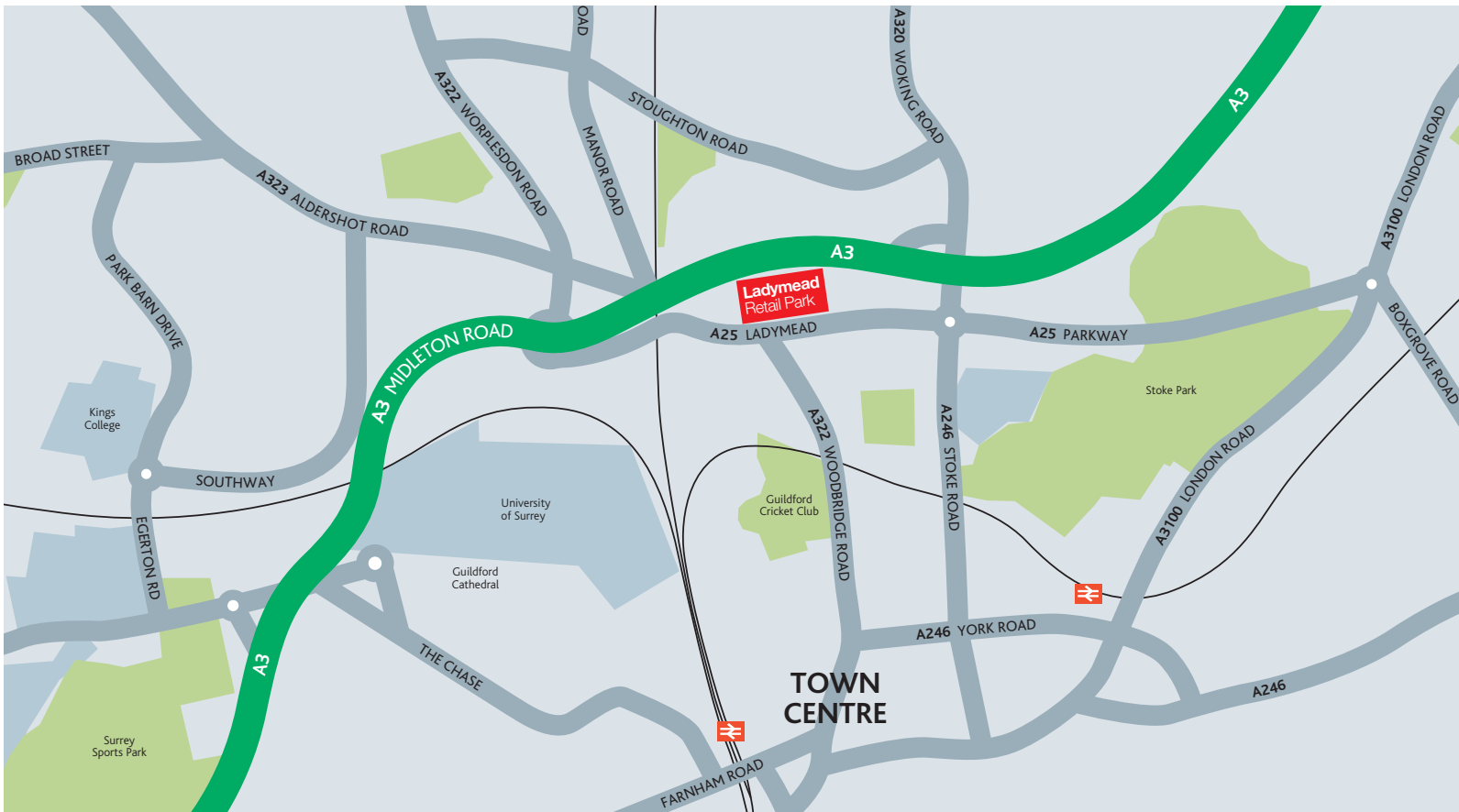


## Location

Guildford is located approximately 25 miles south-west of London and is the dominant commercial centre in Surrey.

Ladymeard Retail Park is prominently situated fronting the A25 Ladymeard, approximately half a mile from its junction with the A3 arterial route, which is the principal road from South London to Portsmouth.

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## Description

The Park extends to 134,000 sq ft. Next, Oak Furnitureland and Halfords have recently opened stores in newly refurbished units. Other tenants include Sports Direct, Argos, Homebase, Carpetright and Furniture Village.

## Refurbishment

There are plans to undertake a refurbishment and extension of the car park, including new signage. A third exit lane onto Ladymead has now been completed and further phased refurbishment to the remaining units is planned shortly.

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## Schedule of Areas

Unit	Tenant	Area (sq ft)
Unit 1	Homebase	40,200
Unit 2	Furniture Village	18,200
Unit 2A	Carpetright	11,700
Unit 3	Argos	10,000
Unit 3A	Sports Direct	10,000
Unit 4A	Next	11,100
Unit 4B	Halfords	7,500
Unit 5	Burger King	5,000
Unit 6a	Oak Furnitureland	10,000
Unit 6b	TO LET	9,966

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## Availability

A newly refurbished unit of 9,966 sq ft GIA with planning consent for up to 100% cover trading mezzanine.

## Terms

On application.

## Planning

Open A1 (non food).

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## Contact



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