

Almondvale Retail Park

Livingston, EH54 6RQ

1,500 sq ft To Let - Class 1 & 3

1,600 sq ft To Let - Class 1 & 3

4,648 sq ft To Let - Class 1

New letting to Tapi Carpets



hobbycraft

Currys
PC World

Argos

pets at home

carpetright.

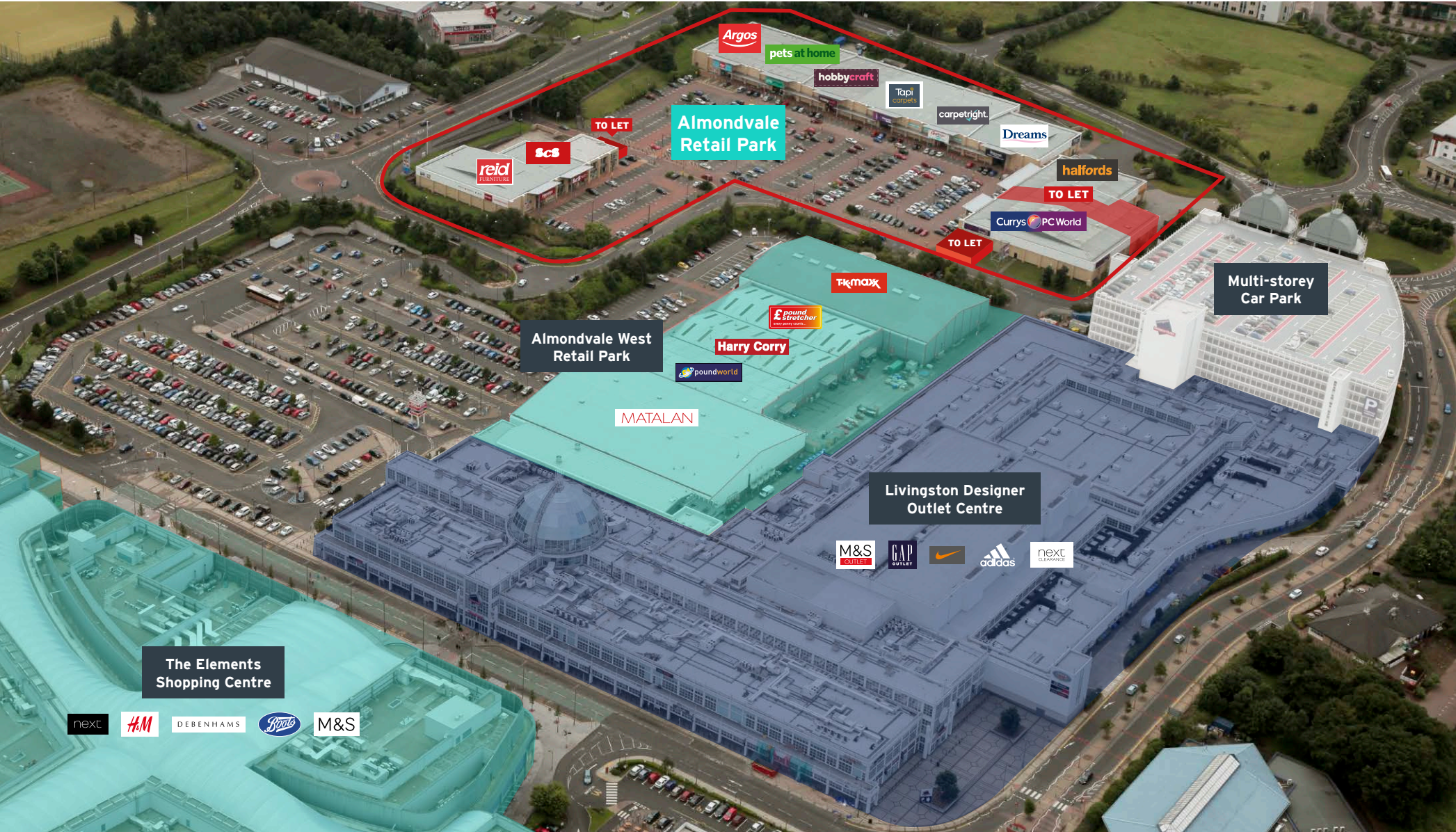
halfords

SCS

Tapi[®]
carpets

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TH Real Estate

a nuveen company

Key Facts

Busy Park

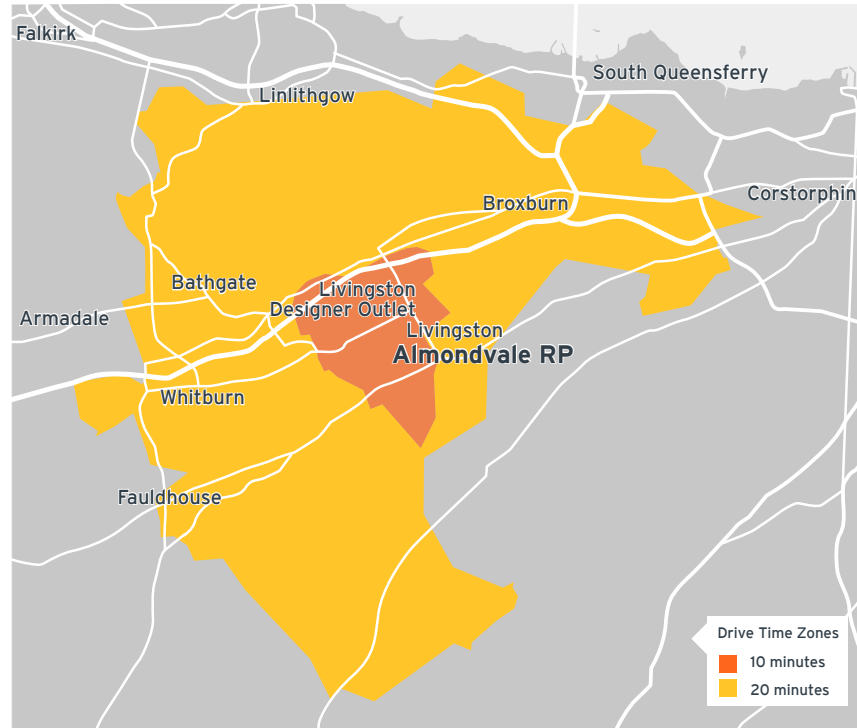
Almondvale Retail Park attracts c1.4m visitors annually and benefits from the strong concentration of retail in Livingston

Accessible location

located just off the M8, at the heart of Scotland's central belt. Established commuter location, only 25 minutes from Edinburgh and 35 minutes from Glasgow

Strong tenant line up

10 major national retailers including Argos, Halfords, Currys/PC World, Hobbycraft, Harveys, Pets at Home, Dreams and ScS



Key Demographic and Spending Data

	10 mins	20 mins
Resident Population	56,578	162,320
Resident Households	22,171	66,872
Family/Pre Family Households	13,013	35,725
Total Non-Grocery Market Size	£218m	£607m
Grocery Market Size	£52m	£145m

	Value	vs. UK
Household Income	£32,653	-4%
Jobseeker's Allowance Claimants	4%	+3%
Car Ownership	75%	+9%
Non-Grocery Spend per Household	£9,073	+8%
Grocery Spend per Household	£5,003	+7%

Catchment Area - Key Characteristics

162k

Resident Population within 20 mins (57k within 10 mins)

£607m

Non-Grocery Spend within 20 mins (£178m within 10 mins)

£145m

Clothing and Footwear spend within 20 minutes

53%

of households within 20 minutes are Pre-Family or Family Lifestage - 9% above Scotland average

40%

of residents are aged 16-44 - 4% above Scotland average

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TENANT	SQ FT
Reid Furniture	9,994
ScS	8,018
Unit B - To Let	1,500
Argos	10,021
Pets at Home	10,000
Hobbycraft	10,015
Tapi	10,062
Carpetright	9,973
Dreams	9,933
Halfords	8,317
Unit 10A - To Let	4,648
Currys / PC World	20,039
Unit A - To Let	1,600
Total	114,032

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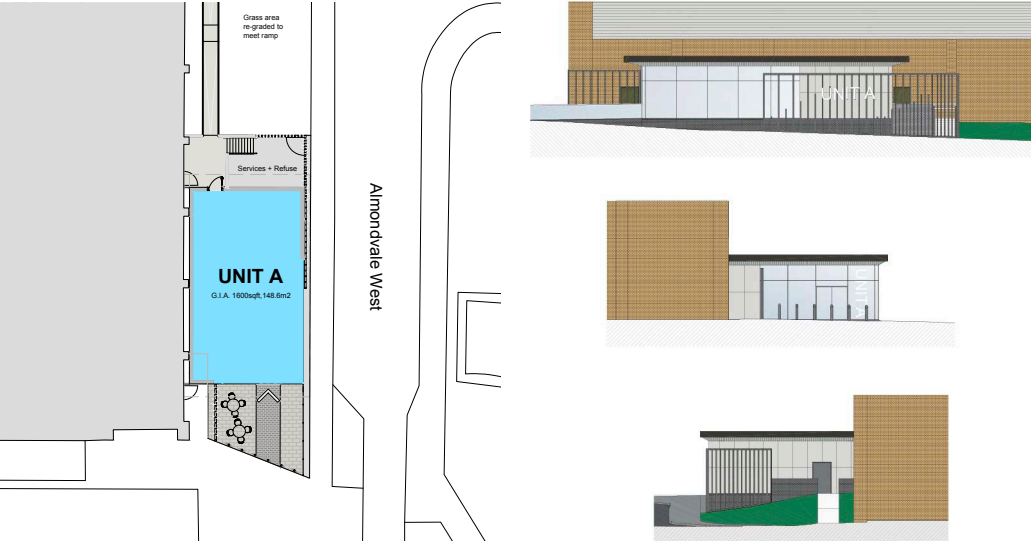


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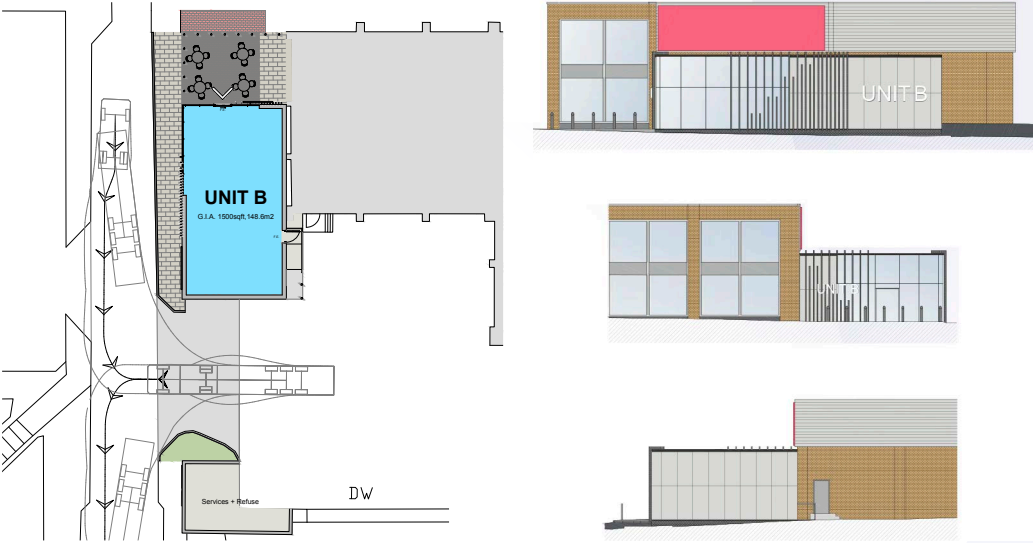
Proposed Unit A - 1,600 sq ft

3D visualisations and floor plan



Proposed Unit B - 1,500 sq ft

3D visualisations and floor plan



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Scheme Size	114,032 sq ft
Car Parking	520
Planning Permission	Open Class 1 (Non-Food)
Availability	Unit A, extending to 1,600 sq ft (149 sq m) Unit B, extending to 1,500 sq ft (139 sq m) Unit 10A, extending to 4,648 sq ft (432 sq m)
Existing Occupiers	Currys/PC World, Halfords, Argos, Pets at Home, Carpentryright, Hobbycraft, Tapi Carpets, Dreams, ScS and Reid Furniture.
Location	Almondvale Retail Park forms part of Livingston Town Centre, which provides in excess of 1m sq ft of retail floor-space.

For further information please contact:

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