

NEW 52,000 sq ft LETTING TO  
**B&Q**  
 (SUBJECT TO PLANNING)



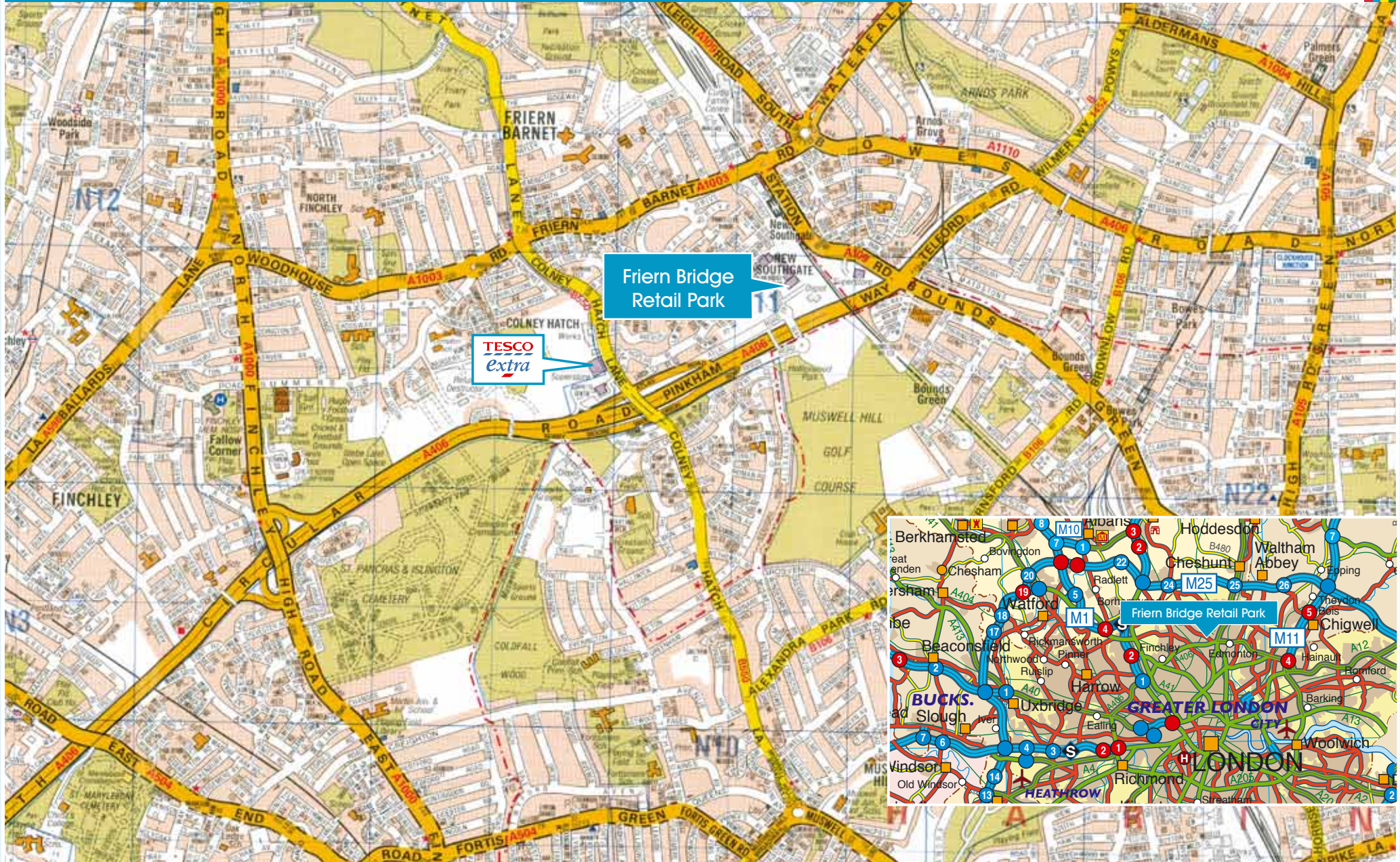
# Friern Bridge Retail Park

London N11 3PW



Open A1 including Food Planning Consent



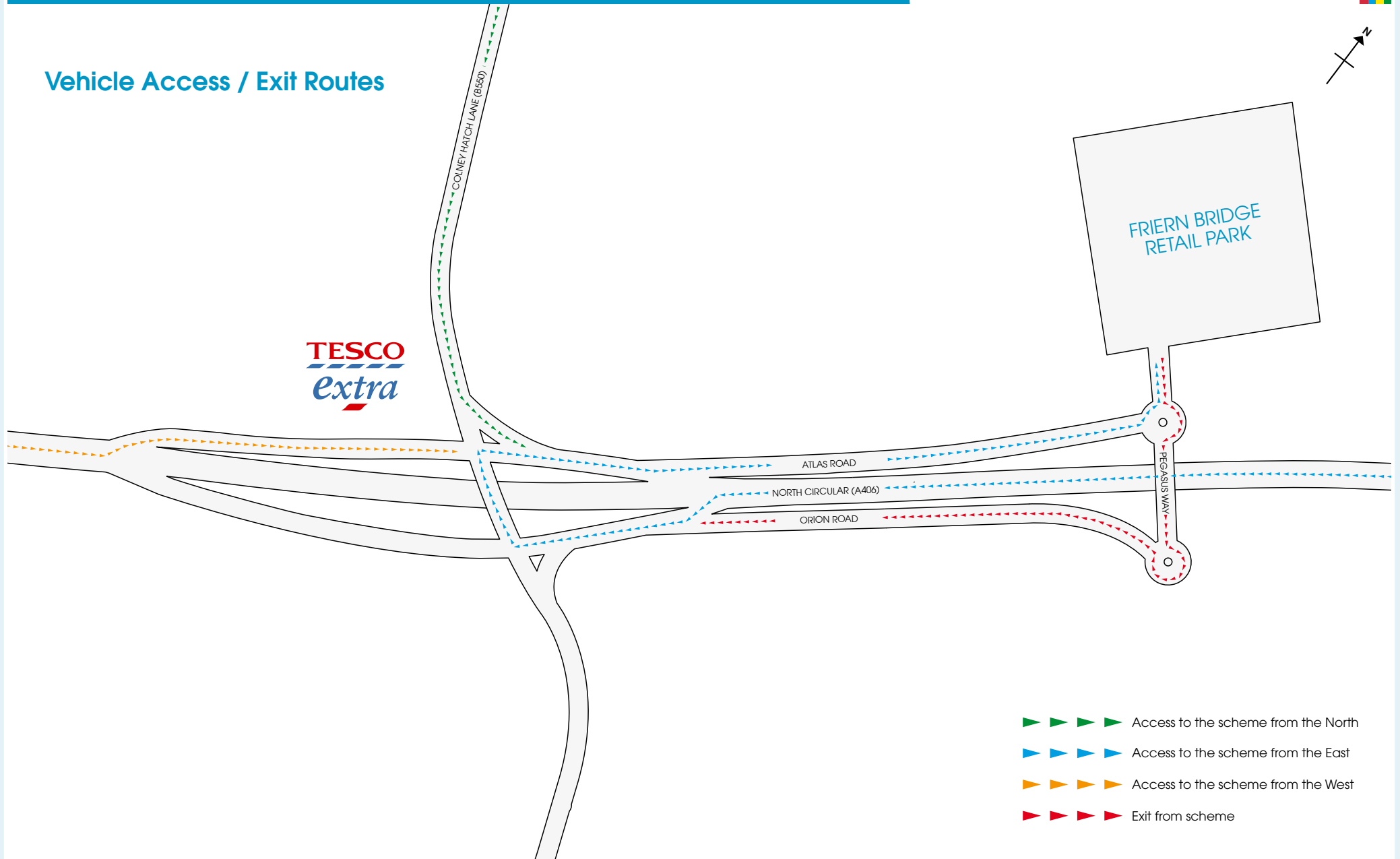


# Open A1 including Food Planning Consent

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## Vehicle Access / Exit Routes



- ▶▶▶▶ Access to the scheme from the North
- ▶▶▶▶ Access to the scheme from the East
- ▶▶▶▶ Access to the scheme from the West
- ▶▶▶▶ Exit from scheme

# Open A1 including Food Planning Consent

Friern Bridge Retail Park  
London N11 3PW





### Location

Pegasus Way, off the A406 North Circular Road, close to the junction with Colney Hatch Lane (B550), North London.

### Scheme details

The retail park totals 178,000 sq ft, with directional signage from the North Circular Road. The park is within close proximity to a Tesco Extra foodstore, creating a strong retail destination.

### Occupiers

B&Q (opening Q1 2012) Sports Direct, Carpetright, Currys, PC World, Furniture Village, Halfords, Smyths Toys, Comet and McDonald's. Tesco Extra foodstore nearby.

### Opportunity

7,430 sq ft as shown on the scheme layout plan.

Planning consent for this unit is unrestricted A1 food and non food retail use.

Planning consent exists for some limited mezzanine floor space. Full details can be provided upon application.

### Additional Information/Planning Consent

The scheme has an unconventional planning consent, which includes a fully open A1 (food and non food) consent, upon subdivision of the units.

### Availability

Terms on application. Sat Nav reference N11 3PW. Incentives available, subject to status.

### Key Points

- Average household income 14% above GB average
- Above average spending in all main merchandise categories
- 64% of catchment is ABC1 (25% more than GB average)
- 57% of catchment is ACORN category *Urban Prosperity*

For more information please contact:



Andrew Collier  
020 7152 5527

andrew.collier@eur.cushwake.com



wilkinson  
williams

Mark Phelps  
020 7317 3773

m.phelps@wilkinsonwilliams.co.uk

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