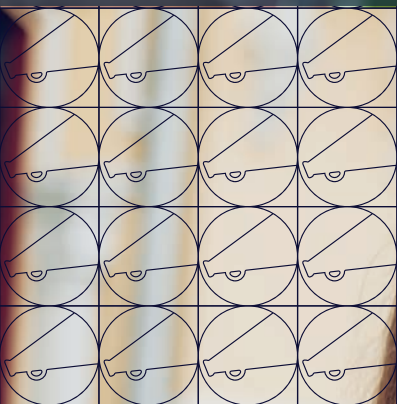


NOW ON SITE

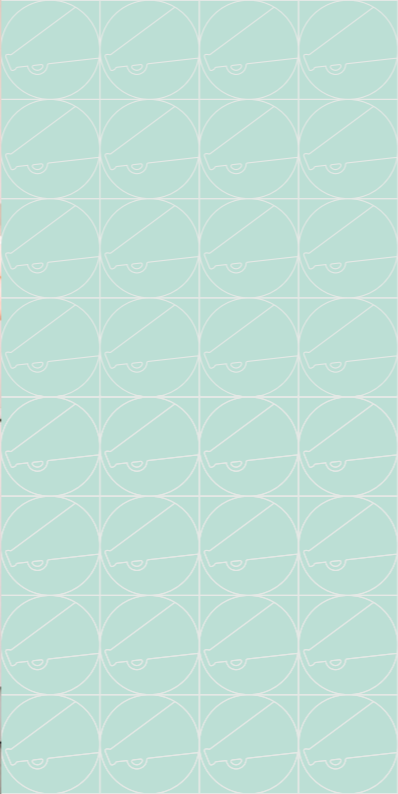
Retail & Dining Opportunities
OPENING Q1 2020



Gardiner PLACE

Henley-on-Thames





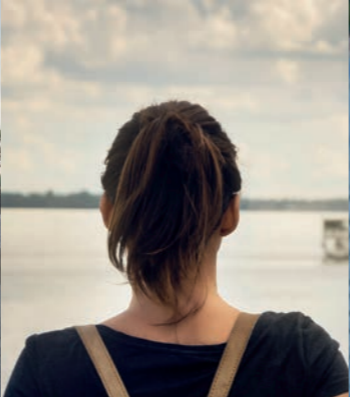
Welcome to the new Henley-on-Thames

A DESTINATION TO GET EXCITED ABOUT

OUR VISION

Gardiner Place is a new aspirational destination in the affluent market town of Henley-on-Thames.

Named after Captain Edmund Gardiner who in 1839 first proposed that Henley-on-Thames should hold an annual Regatta, Gardiner Place will combine luxury living, boutique shopping and fantastic dining opportunities to complement the town's existing mix.





Henley is **easily accessible** from all **MAJOR ROUTES** with junction 8 of the M4 and junction 4 of the M40 **ONLY 10 MILES AWAY**

LOCATION

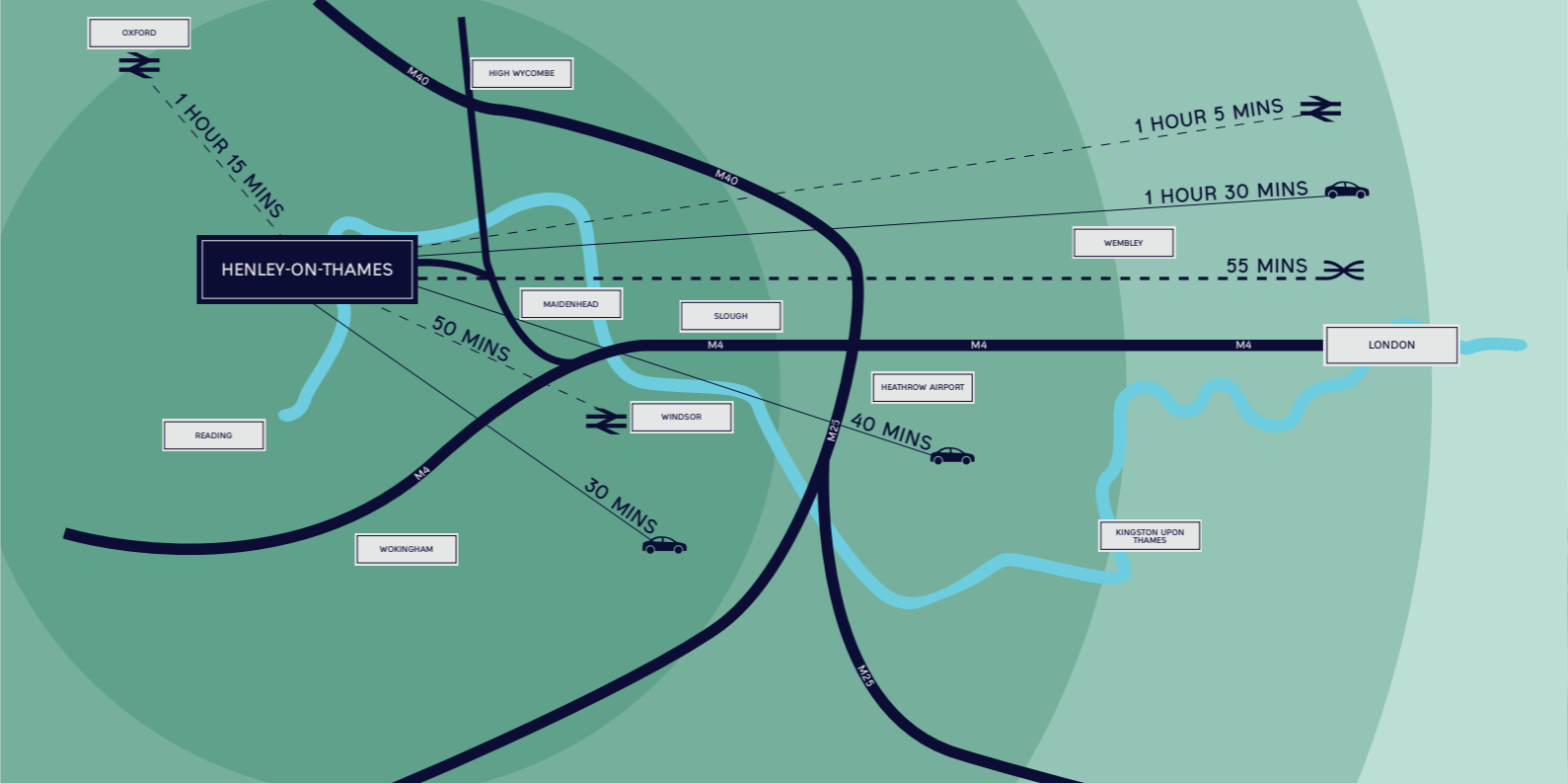
Henley-on-Thames can be found in the beautiful Thames Valley region.

Its famous riverside location has made this town an international tourist destination and Gardiner Place will be positioned within the heart of the town centre.

Henley-on-Thames is a regional destination for eating, drinking and shopping with a range of independent and national brands that suit a wide range of tastes.

The town is one of the most affluent market towns in Oxfordshire, located 10 miles north of Reading, 10 miles west of Maidenhead, 25 miles south east of Oxford and 40 miles west of Central London. Residents can get from nearby Twyford Station to Paddington in a journey time of just over an hour.

When Crossrail arrives, residents of the town will be able to get from Twyford to Bond Street in 48 minutes and Canary Wharf in 62 minutes.



Crossrail's arrival will improve journey times from nearby Twyford as follows:

- Canary Wharf / **62MIN**
- Bond Street / **48MIN**
- Heathrow / **41MIN**





FACTS & FIGURES



Henley Royal Regatta attracts 200,000 visitors



36%

of the population categorised within the AB social group

(National average is 22%)

Weekly household income **32% HIGHER** than the national average



3.2% unemployment rate compared to national average of 4%



40.9
AVERAGE AGE

HENLEY
FESTIVAL

30,000 visitors

Retail expenditure spend per head is **£5.9K PER ANNUM**

(Spend index rated 123, average UK spend index is 100)*

73%

economically active with 68% in some form of employment (Above national average)

20% MORE

higher & intermediate managerial, administrative or professional households than the national average



1,500 young people ages 5-18

R·E·W·I·N·D
THE 80s FESTIVAL

40,000 visitors



Talks, Q&A's & workshops

Tourist spend of

£36.6M

per annum



£602 MILLION

is spent in Henley by its primary and secondary catchment areas*

* From Henley Business Plan

GARDINER PLACE

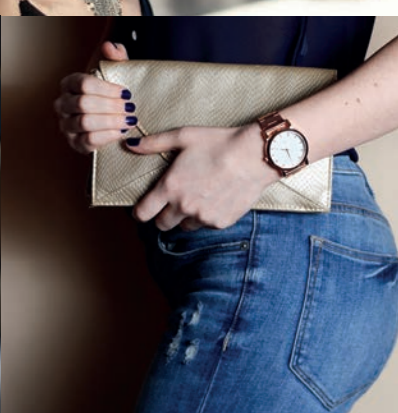
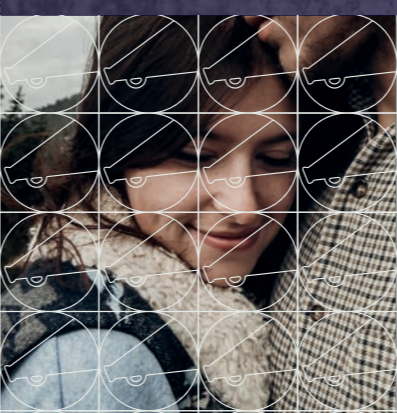
The town's retail offer benefits from a constrained supply of retailing floor space, totalling 340,000 sq ft and is focussed along Bell Street and the busy Market Place where the 800-year-old Chartered Market is held every week.

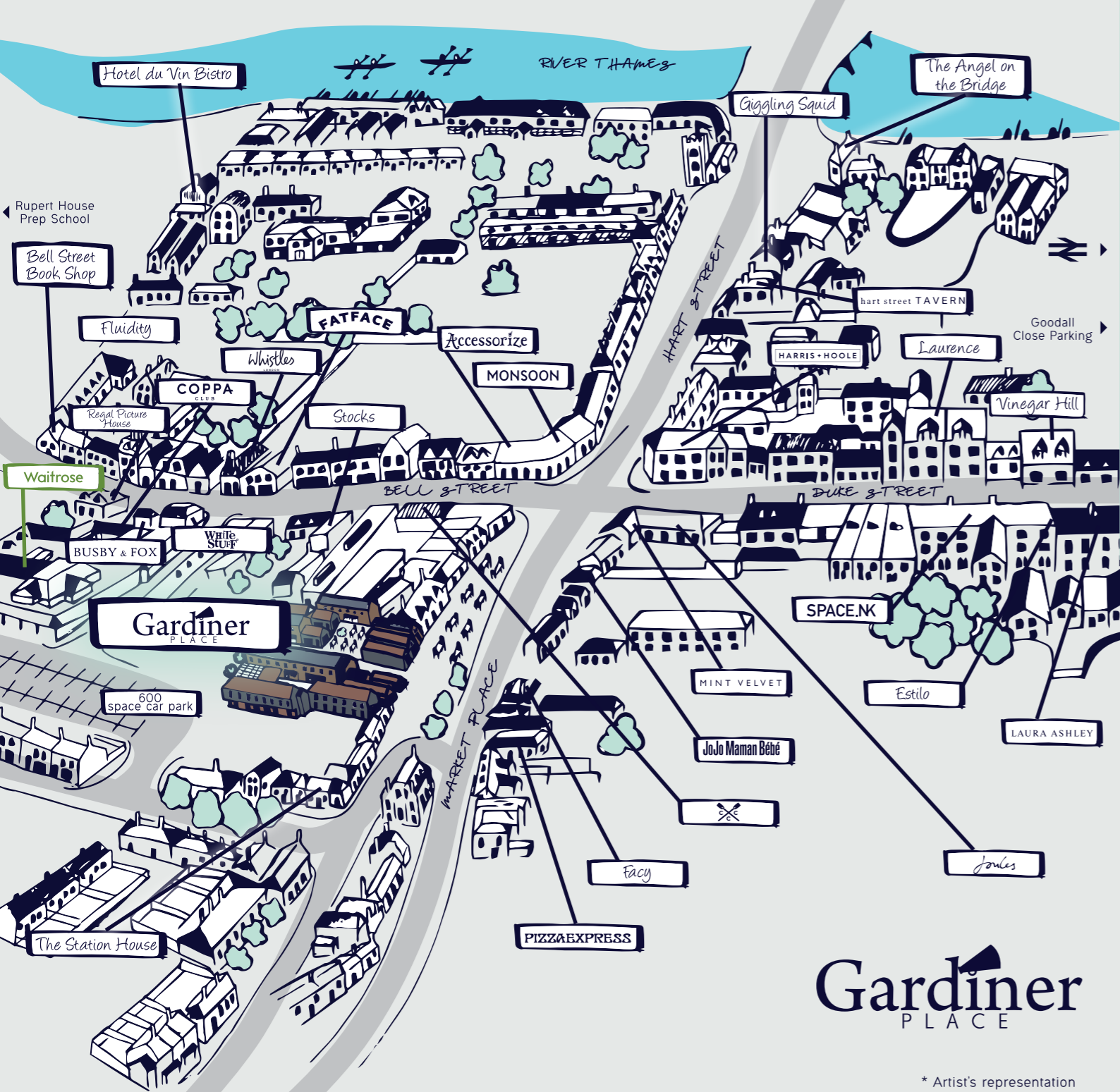
The town has a broad retail offer with a number of national multiples present including Mint Velvet, Jo Jo Maman Bebe, Fat Face, Boots, Starbucks, Monsoon and Clarks. The appeal and footfall is further boosted by a number of boutique and independent retailers who are largely situated along Hart Street and Duke Street.

Gardiner Place will offer a further 23,000 sq ft of retail and dining space across 14 units and will complete the town centre retail circuit connecting shoppers to the main town centre supermarket, Waitrose, and the town's main car park.

Gardiner Place will also set new standards when it comes to aspirational town centre living. Fourteen luxury apartments are being built above the retail and leisure element which will be perfectly positioned for residents to enjoy the rural surroundings with the convenience of being an hour from central London.

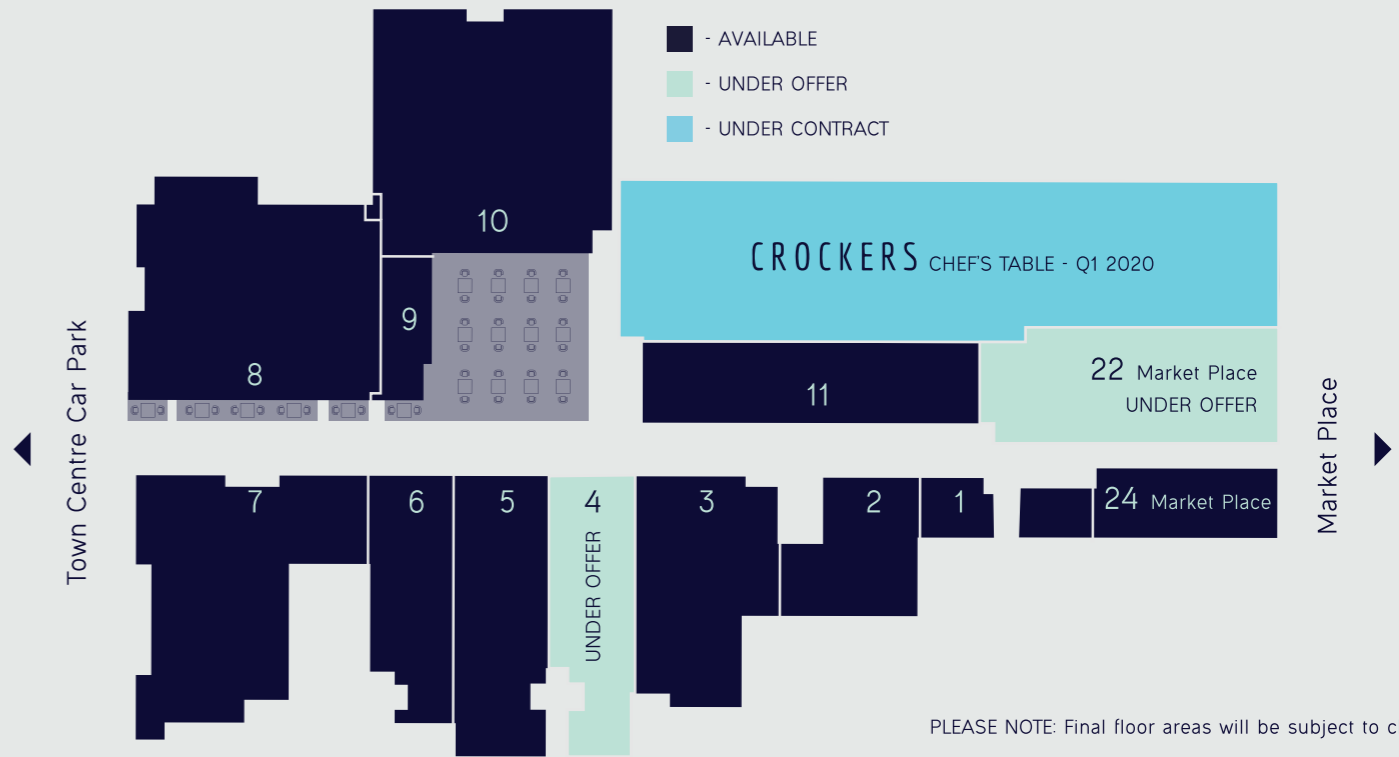
Apartments will be two and three bedrooms and will fuse together style with all the usual comforts including onsite parking. Residents will be able to shop the latest looks, enjoy a coffee or go for a meal at their leisure.





* Artist's representation

UNIT	GROUND FLOOR	ADDITIONAL FLOOR
20 Market Place	CROCKERS	—
22 Market Place	UNDER OFFER	—
24 Market Place	594ft ² / 55m ²	242ft ² / 22m ²
Unit 1	213ft ² / 20m ²	—
Unit 2	800ft ² / 74m ²	—
Unit 3	1,464ft ² / 136m ²	—
Unit 4	UNDER OFFER	—
Unit 5	1,174ft ² / 109m ²	—
Unit 6	987ft ² / 91m ²	—
Unit 7	2,123ft ² / 197m ²	—
Unit 8	2,542ft ² / 236m ²	—
Unit 9	362ft ² / 34m ²	—
Unit 10	2,907ft ² / 270m ²	—
Unit 11	1,248ft ² / 116m ²	678ft ² / 63m ²



PLEASE NOTE: Final floor areas will be subject to change.

Gardiner
PLACE

HENLEY-ON-THAMES



A Development by:

CATALYST
CAPITAL 

 @gardinerplace

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