



**THE ARC**  
**CINEMA**

# GROUND FLOOR RETAIL AND LEISURE UNITS TO LET

**Beeston Town Centre Development**

Station Road, Beeston  
Nottingham, NG9 2WJ

Units from  
**1,765** ft<sup>2</sup> to **6,496** ft<sup>2</sup>

Exceptional  
**TRANSPORT  
CONNECTIONS**  
to Nottingham city and  
surrounding communities

**CINEMA**  
tenant confirmed

Part of mixed-used development with

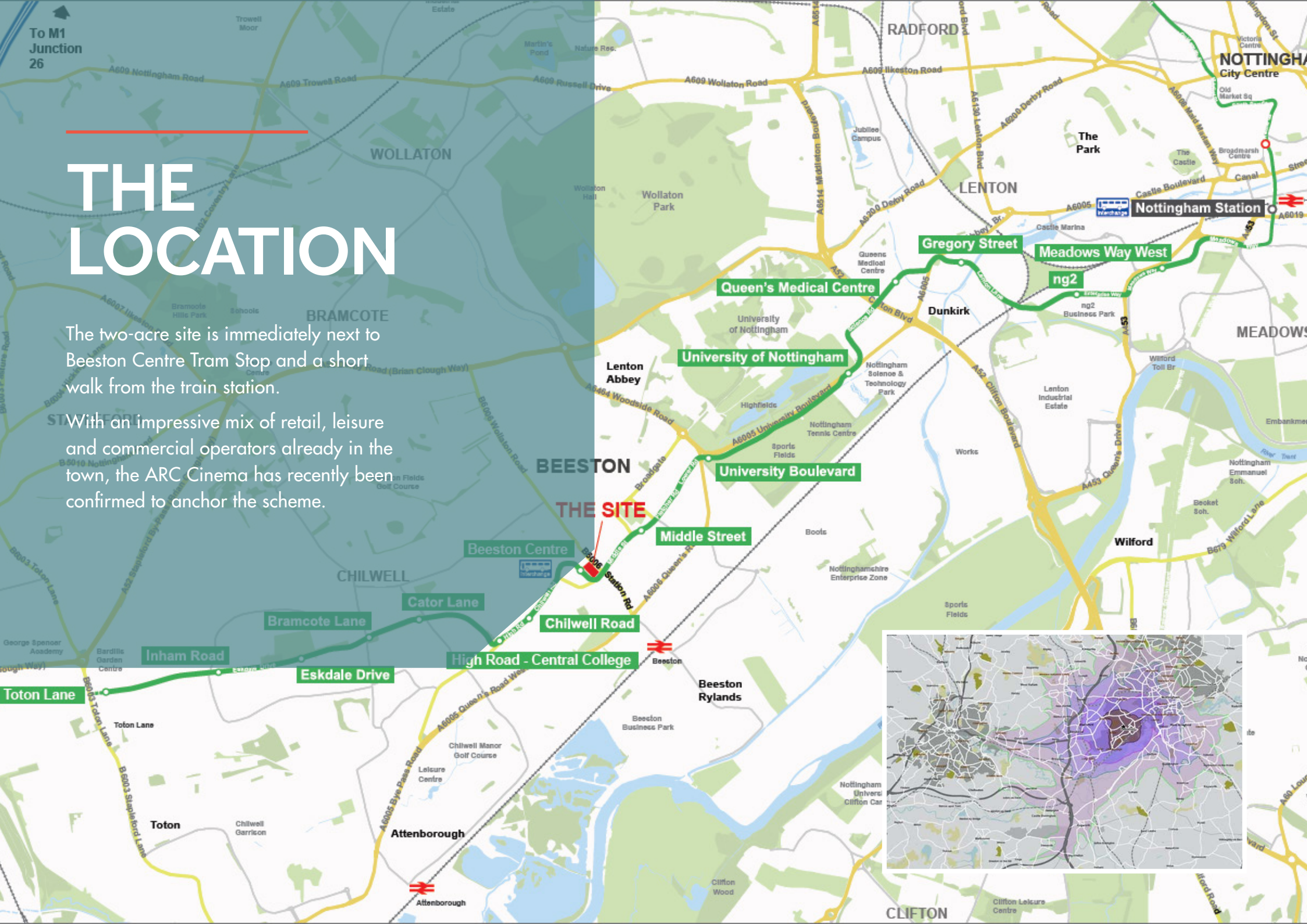
**132** **NEW  
HOMES**

To M1 Junction 26

# THE LOCATION

The two-acre site is immediately next to Beeston Centre Tram Stop and a short walk from the train station.

With an impressive mix of retail, leisure and commercial operators already in the town, the ARC Cinema has recently been confirmed to anchor the scheme.



**THE SITE**

CLIFTON

# THE DEVELOPMENT

The mixed-use development includes 132 private apartments, an eight-screen, 750-seat cinema and five commercial units.

The development has now undergone practical completion with units available for fitting out immediately. The Arc cinema is targeting a summer 2021 opening date.



# BEESTON IN BRIEF



Award-winning tram system linked to 1,400 free car parking spaces close to junction 25 of the M1 at Toton interchange



Free evening car parking for 432 cars within walking distance



London St Pancras is a two-hour train journey from Beeston

## 93.8%

Occupancy rate for ground floor uses A1-A5 inclusive, which is higher than the national and regional average

## 21,305

Population of the town, making it one of the largest in the area

## 25,000

Students based at University Park, just six minutes away by tram



Easily accessible from Chilwell, Long Eaton, Nottingham and Ilkeston



Home to Walgreens Boots headquarters

5 minutes	10 minutes	15 minutes
40,000	115,000	300,000

Population within travel time (car and public transport)

# THE OPPORTUNITY

The development has five spacious units which can be leased individually or combined.

Description	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	269	2,901
Mezzanine	105	1,130
Unit 2	281	3,023
Unit 3	323	3,473
Unit 5	164	1,765
Unit 6	319	3,433

## TERMS

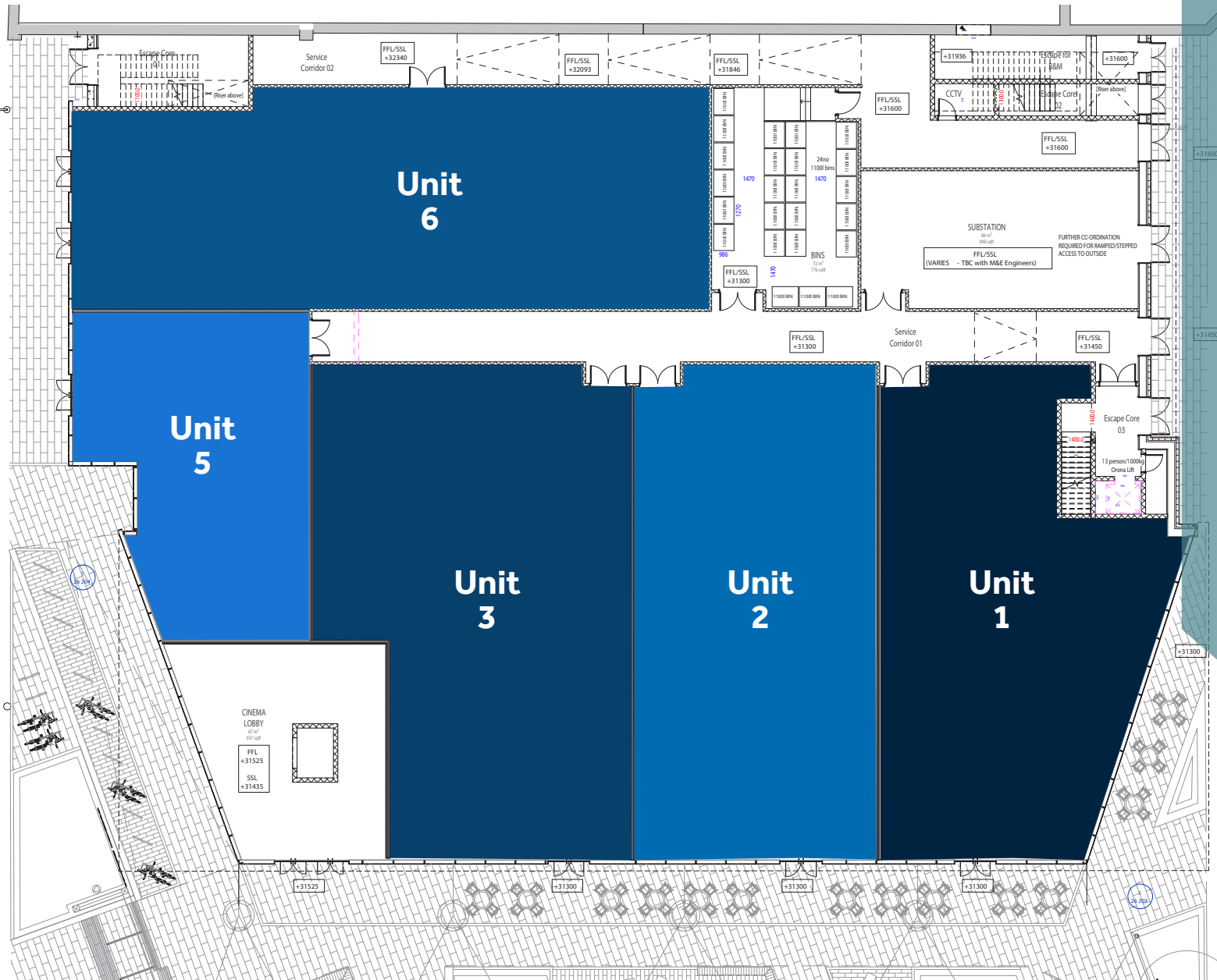
Upon Application.

## PLANNING

A1 – A5 Planning Granted.

## SPECIFICATION OF UNITS

Developers shell with capped off services and shop fronts installed.



# CONTACT US



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