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*Yorkshire's hottest
new shopping
destination is
coming...*





New 85,000 sqft
retail park

Adjacent to
Next's new
75,000 sqft
flagship
store

450 parking
spaces

Retail units
from 5,000 sqft
up to 40,000
sqft including
mezzanines

Four catering
units

Situated in Hull's
premier out
of town retail
destination

Kingswood's
existing retail
& leisure offer
totals 345,230
sqft of floor
space

6 miles north of
Hull city centre

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An opportunity not to be missed...

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2.5 hour train to London, 8 times a day



7 million visitors expected in 2017



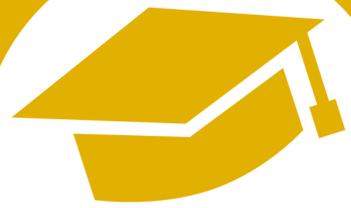
10% growth in creative industries through 2017



£184m additional spending in the local economy by visitors in 2017



16,000 students



1,200 jobs in tourism and culture in 2017



200 miles from London, Edinburgh and Rotterdam



Hull is home to a major international port and within a 20 minute drive of Humberside International Airport



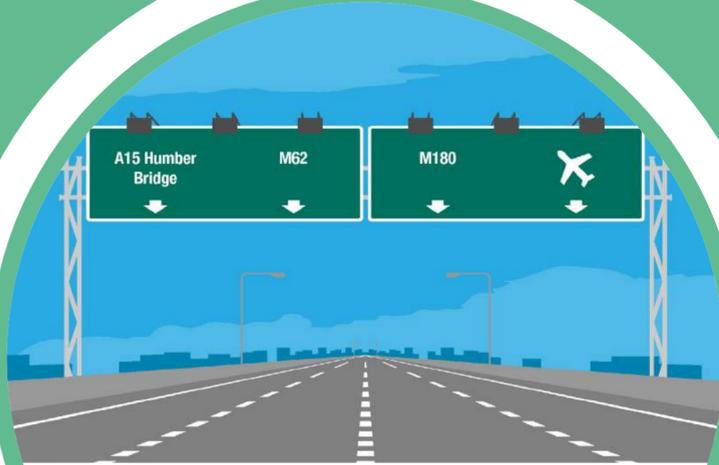
A population of 932,876 in the Humber sub-region



Hull City AFC has been promoted to the Premier League, which will bring thousands of extra visitors to the city



Something spectacular is happening here...



Strong road connections to the M62 and the M180



A major city and international port, located 62.5km (39 miles) south east of York and 96km (60 miles) east of Leeds



Fast, frequent rail services to London Kings Cross eight times a day with a journey time of 2.5 hours



A leading UK port, handling 13m tonnes of cargo annually



1m passengers using the daily ferry services to Zeebrugge and Rotterdam

Location, location, location...

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Home ownership levels at 92.1% of households, versus 68.3% nationally

Average number of cars owned per household is above the national average at 1.5 versus 1.1 nationally

Total retail catchment 622,000 (source: Javelin Group)

53.6% of AB/C1 Class Groupings versus 51.1% nationally

Estimated Consumer Comparisons Goods spend within the 30 minute catchment stands at £1,134,546,000 pa comprising 41% personal goods and 38% home goods

A resident urban area population of 301,416 (2001 Census)

The city benefits from a captive catchment by virtue of its relative isolation from other major retail centres

10, 15 and 30 minute drivetime contours from the subject property, encapsulating 105,535, 222,638 and 429,494 people respectively (CACI Ltd)



Catchment & demographics

This exciting new shopping park is adjacent to Hull's regenerated suburb of Kingswood Parks, which is situated approximately 9.6 km (6 miles) to the north of Hull City Centre, and was recently dubbed the 'Best Place to Live' in Hull by daily regional newspaper the Hull Daily Mail. Just under 6,000 residential properties directly surround this prime retail site.

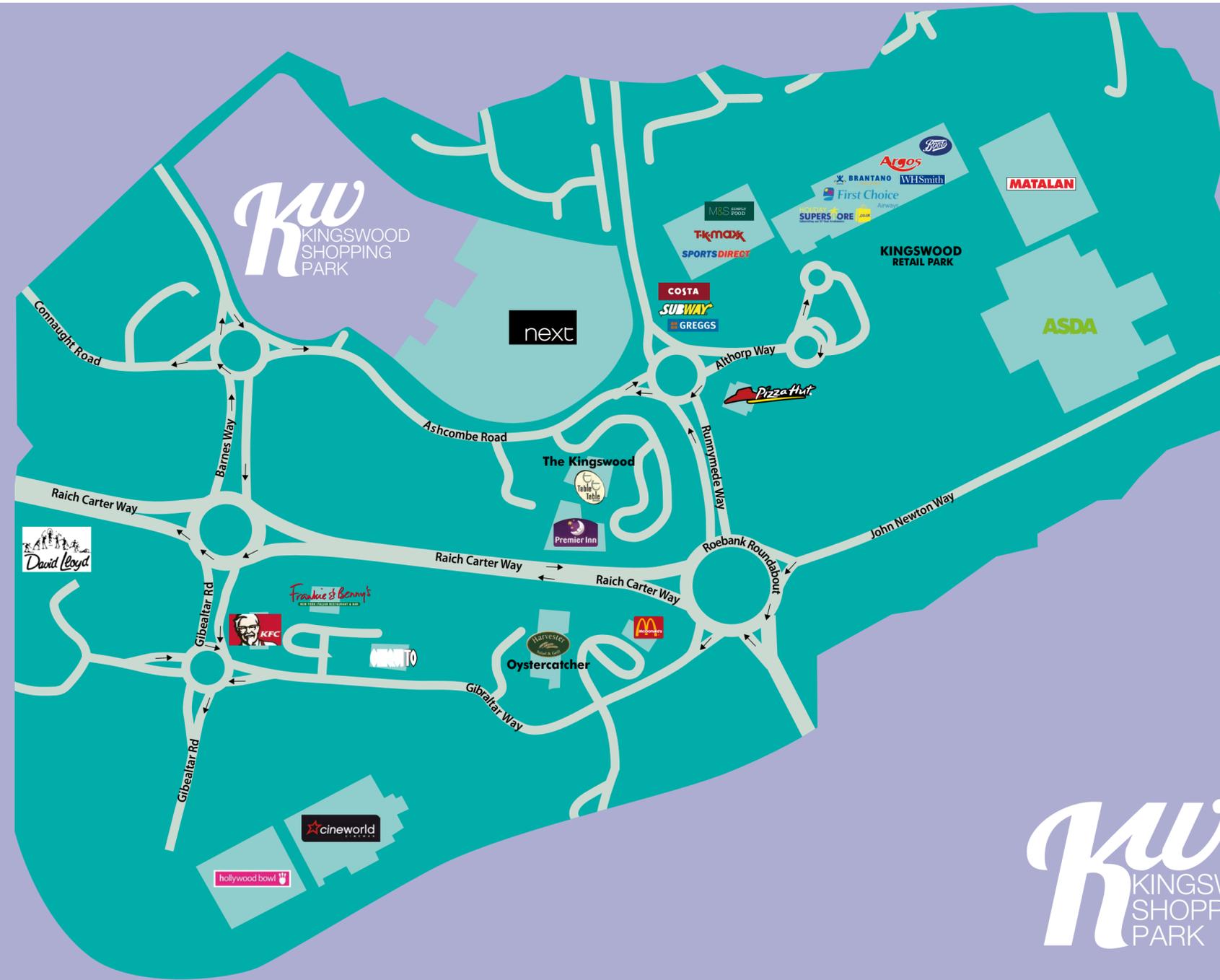
The area of Kingswood is positioned around the Roebank roundabout junction with the A1079 Raich Carter Way,

Kingswood's combined retail and leisure offer currently includes Kingswood Retail Park, an Asda Superstore (and PFS) and Kingswood Leisure Park, totalling around 345,230 sqft of floor space.

As such, Kingswood is the premier out of town retail destination in Hull and its existing retail park is already home to a wide range of retailers.



Situation





Kingswood Shopping Park is anchored by a new £12m flagship Next, which is under construction & due to be open by October 2016

The impressive new three-storey Next store is set to be home to one of the largest fashion, home and garden centres in the area, as well as featuring an in-store café.

next

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Unit A - A1 Retail	20,000 sqft (1,858 sqm)	TO LET
Unit B - A1 Retail	10,000 sqft (929 sqm)	TO LET
Unit C - A1 Retail	10,000 sqft (929 sqm)	TO LET
Unit D - A1 Retail	10,000 sqft (929 sqm)	TO LET
Unit E - A1 Retail	10,000 sqft (929 sqm)	TO LET
Unit F - A1 Retail	10,000 sqft (929 sqm)	TO LET
Unit G - A3 Restaurant	5,000 sqft (465 sqm)	TO LET
Unit H - A3 Restaurant	3,500 sqft (325 sqm)	TO LET
Unit J - A3 Coffee/Restaurant	2,000 sqft (186 sqm)	UNDER OFFER
Unit K - A3 Restaurant	3,000 sqft (279 sqm)	UNDER OFFER

*Retail units can also be divided to provide minimum 5,000 sqft (465 sqm) subject to covenant strength



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Another development by Kier Property

