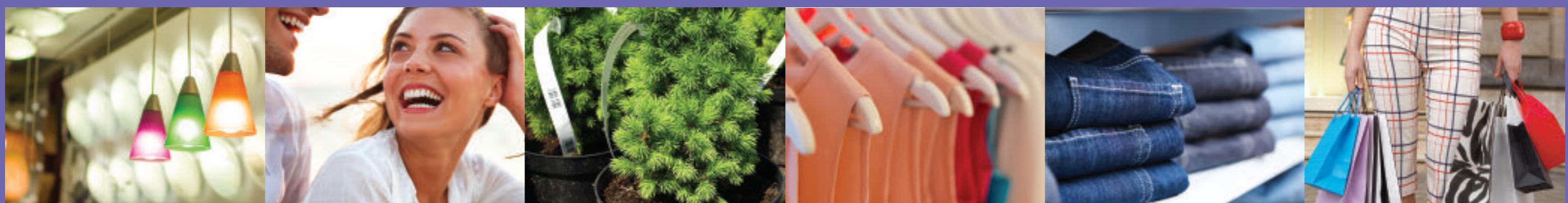


Epping Forest Shopping Park, Essex, IG10 3UE
An exciting & vibrant new retail destination



Epping Forest Shopping Park, Essex, IG10 3UE

An exciting & vibrant new retail destination

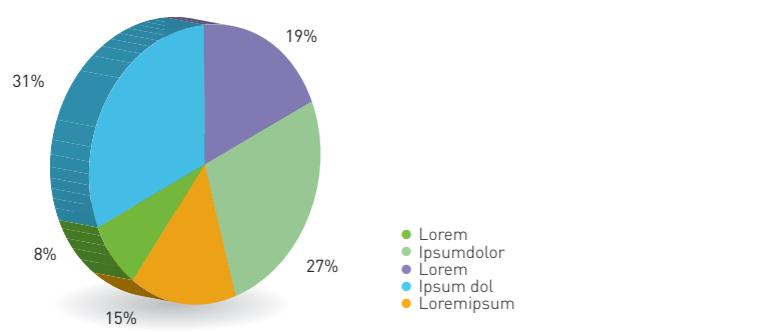
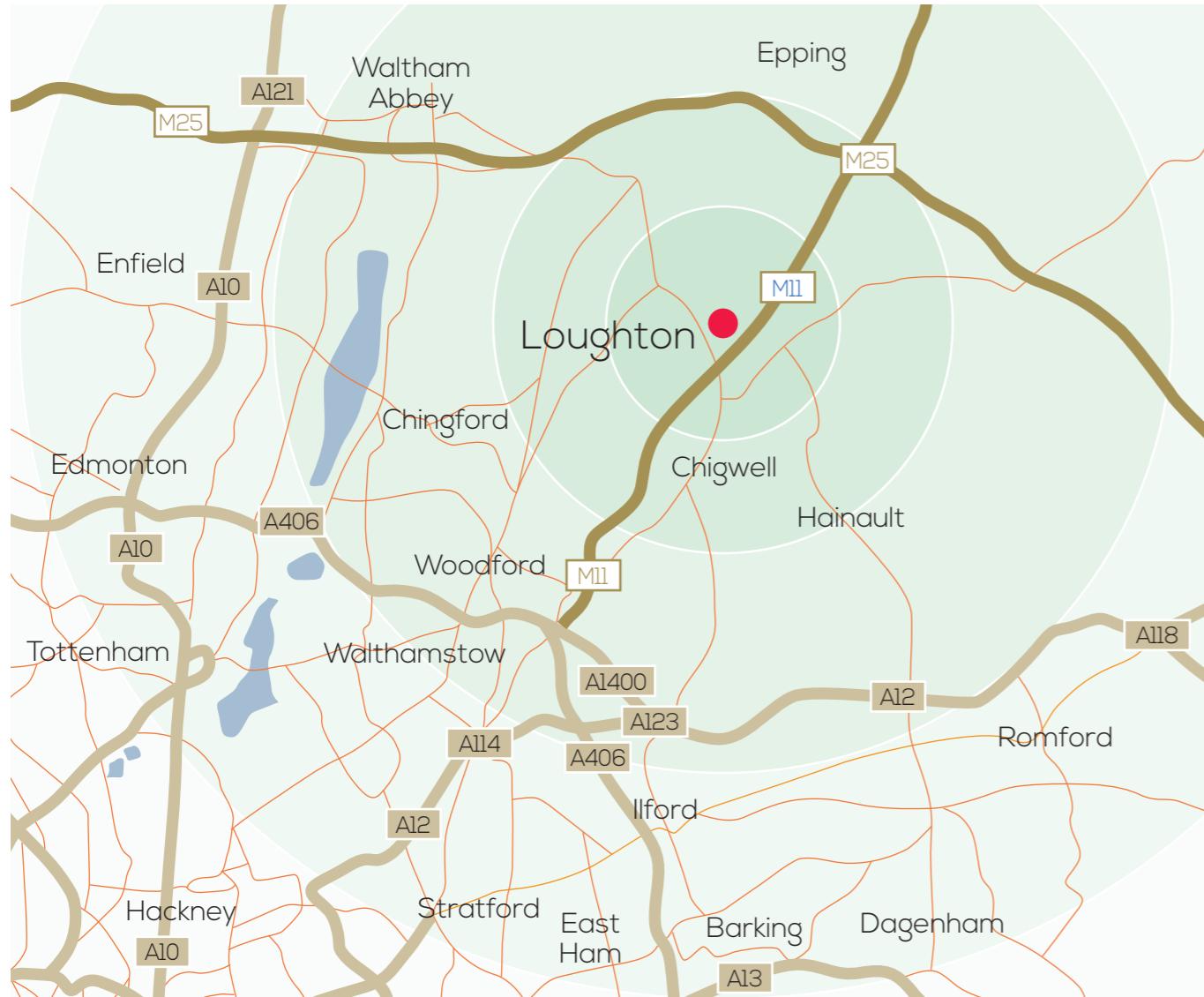
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Epping Forest Shopping Park, Essex, IG10 3UE
A prosperous, thriving location





ADULT POPULATION & DISTANCES TO EPPING FOREST SHOPPING PARK

- Within X miles - XX,XXX
- Within XX miles - XX,XXX
- Within XX miles - XX,XXX
- Within XX miles - XXX,XXX
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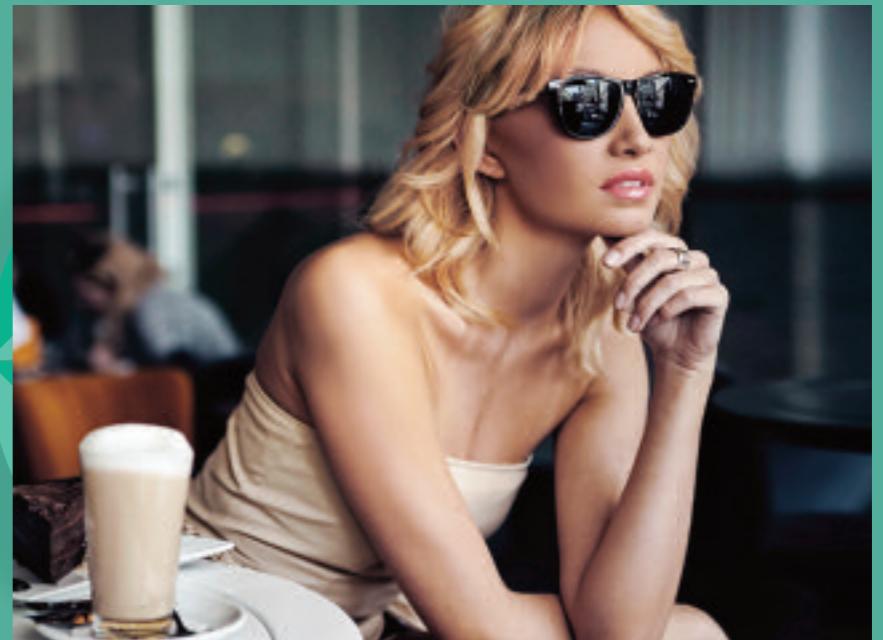
Epping Forest Shopping Park, Essex, IG10 3UE

Location & Catchment

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Epping Forest Shopping Park, Essex, IG10 3UE

Local area

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Epping Forest Shopping Park, Essex, IG10 3UE

Meeting transportation needs

A £2m highway improvement scheme will be implemented on the local highway network. These improvements will provide additional highway capacity and will also help to regulate traffic flows, so that journey times on the A1168 corridor become more reliable. Improvements will also be made to create a high quality, straight forward pedestrian route between The Broadway shopping area and the new retail park; the route also connects with Debden Underground Station and local bus stops in order to maximise the accessibility of the new retail park by all modes of travel.



Epping Forest Shopping Park, Essex, IG10 3UE

The Site

Outline planning has been approved for 176,905 sq ft, based on a ground floor of 95,000 sq ft plus 90% mezzanine.

This incorporates open A1 non food including 10,000 sq ft food (net sales) and 10,000 sq ft A3.

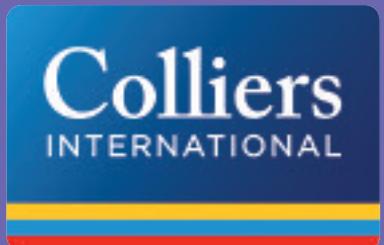
Park opening is planned for Summer 2016.



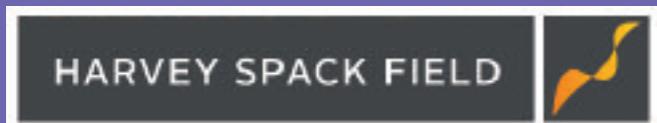


UNIT	GIA m ²	GIA ft ²
UNIT 1	929	10,000
UNIT 2	929	10,000
UNIT 3	697	7,500
UNIT 4	627	6,750
UNIT 5	454	4,890
UNIT 6	390	4,198
UNIT 7A	144.5	1,557
UNIT 7B	145	1,558
UNIT 7C	144.5	1,557
UNIT 8	465	5,000
UNIT 9	603	6,490
UNIT 10	743	8,000
UNIT 11	929	10,000
UNIT 12	782	8,415
UNIT 13	836	9,000
TOTAL	8,818	94,915

(Ground floor only) + mezzanine
cover to suit Max Net Retail
area at first floor.



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