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Colchester CO4 5TU

# Turner Rise Retail Park

Open A1 planning | Up to 20,000 sq ft available



Colchester

# Turner Rise Retail Park CO4 5TU



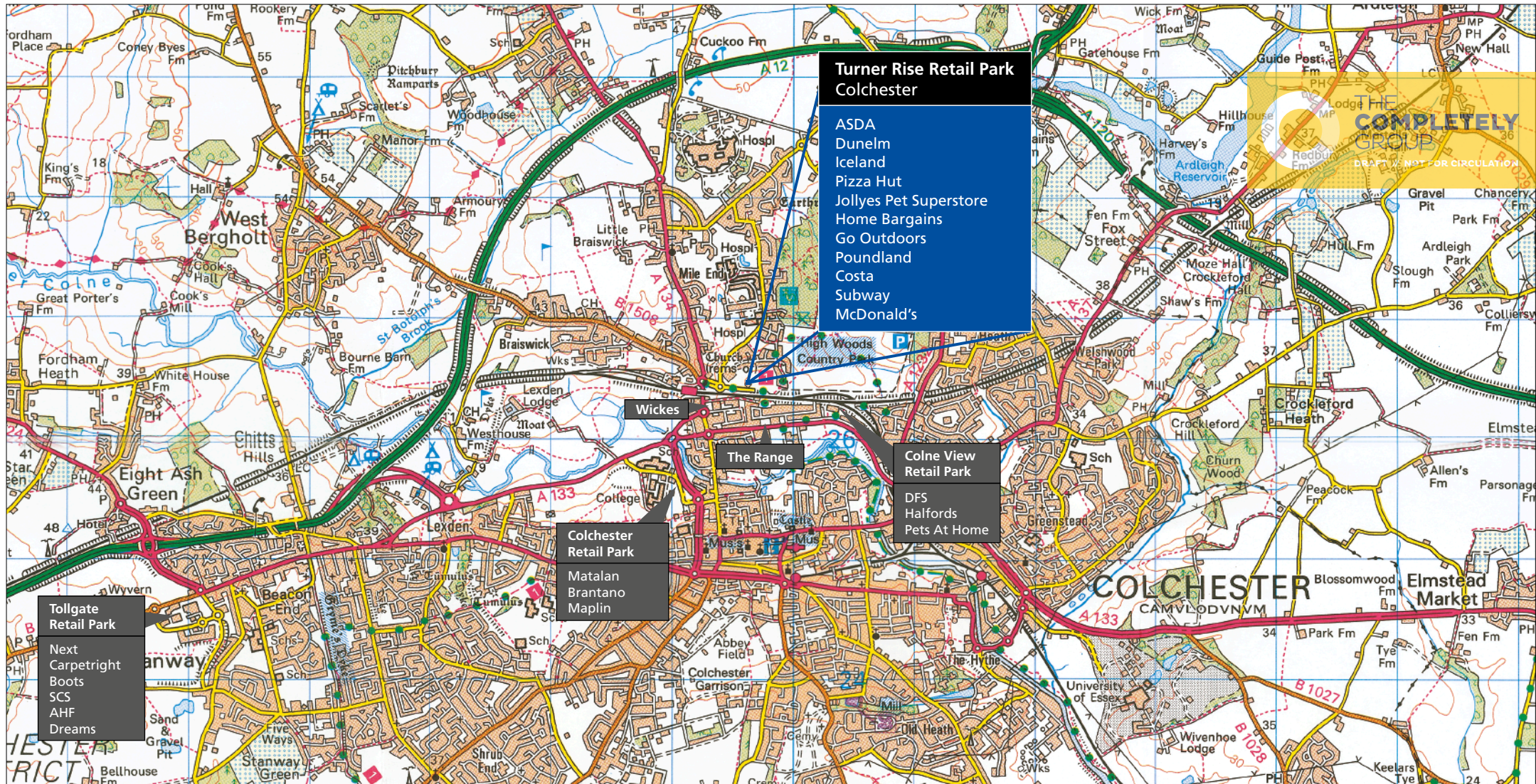
3,000 New Homes Development



New Letting to 



# Turner Rise Retail Park CO4 5TU



Open A1 Planning Consent



# Turner Rise Retail Park CO4 5TU



New Units to let from 6,000 sq ft – 25,000 sq ft

Colchester

# Turner Rise Retail Park CO4 5TU



## Location

Turner Rise Retail Park is strategically located to the north of Colchester town centre, being situated off the A134 Northern Approach Road.

Colchester is a substantial town, with a rising population due to recent house building projects, including the provision for 17,100 new dwellings between 2001 and 2021. There are approximately 457,000 persons in the primary catchment area (PROMIS).

Turner Rise Retail park lies adjacent to an Asda foodstore with one of its accesses being via the entrance to the superstore. It therefore benefits from prominence to the significant number of customers visiting the foodstore.

## Situation

Turner Rise Retail Park comprises a total of approximately 124,500 sq ft of modern retail park accommodation anchored by Dunelm. The other occupiers are Bensons, Poundland, Jollyes Pet Superstore, Iceland, Go Outdoors and Pizza Hut.

The park adjoins an Asda supermarket and PFS.

The location benefits from a considerable residential catchment including 400 new homes completed by Linden. 248 under construction by Crest Nicholson, with a further 2,350 being developed by Mersea, Bloor, Taylor Wimpey and Bellway.

## Planning

The original restricted A1 consent has recently been widened to include the ability to retail sportswear. Consent for the new 25,000 sq ft pre-let includes the sale of food.

## Asset Management

Retail: There is the scope to immediately provide a unit of approximately 10,000 sq ft with consent for a sales mezzanine. There is also up to 10,000 sq ft available by way of a pre-let.

The landlords have implemented new signage scheme for Turner Rise Retail Park.

## Terms

Please contact this office to discuss your requirements in more detail.



For further information or to arrange an inspection, please contact:

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