

CITY  
HIGH WYCOMBE

M&S

# eden

ERNE

DIAMONDS

LEASING BROCHURE 2026



We're a destination brand experience offering a broad mix of retail, food and drink, residential, leisure, events and experience.

#### MISSION

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To enrich the lives of the community of High Wycombe (and beyond) by offering what they need and want every day.

#### VISION

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To be a jewel of High Wycombe loved by everybody who lives, works and visits here.

# Key statistics

FOOTFALL

12,500,000

Total for 2025

AREA (SQ FT)

850k

PARKING SPACES

1,600

HIGH WYCOMBE CATCHMENT

489,685

F&B

AVERAGE SPEND PER HEAD

£41

Retail

£12

F&B

£17

Leisure

# At the heart of High Wycombe you'll find eden



A unique place, a wonderfully spacious fresh airy space.  
An experience less ordinary.  
Where the insides out and the outsides in.  
A hub for feeling good.  
For you. For friends. For family. For all.  
And for all year round.  
Shop, see, eat, explore (bold)  
Be entertained. Be exhilarated. Be chilled.  
Play, have fun, work out or escape work.  
**For everything you want. We've created everything you need.**

90+  
retailers

20+  
eateries

7+  
leisure operators

## Age profiles:

15-24	10%
25-34	11%
35-44	14%
45-54	14%
55-64	12%
65+	18%

## Income:

£150k+	38%
£70k-£99k	23%
£40k-£49k	12%
£30k-£39k	8%
£20k-£29k	21%

# Key retailers

Bonmarché



BUZZ gym

cineworld  
CINEMA

Clarks

clip 'n  
climb

GREGGS

H&M

hollywood bowl

laserclinics  
UNITED KINGDOM

M&S  
EST. 1884

PRIMARK

NEXT

PANDORA

RITUALS

schuh

SPORTS  
DIRECT



Superdry.

TeamSport

T.K. MAXX

Waterstones



Nando's



wagamama

HOTEL  
Chocolat.









# Coming soon to High Wycombe



## DANDARA LIVING

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Proposal in place to redevelop  
The Chilterns Shopping Centre  
into 308 new homes



## THE CURVE

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The redevelopment of 6-19  
Oxford Street

Ties in with the councils  
with regeneration of  
White Hart Street

Charity hub

78 apartments

Food hall



## BUCKS COLLEGE

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New purpose built campus due  
to open in the town bringing  
over 5k students from 2026

## BUCKS NEW UNIVERSITY

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5 year plan to increase  
population from 7.5k to 15k



BUCKINGHAMSHIRE  
NEW UNIVERSITY  
EST. 1891

# Sustainability

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We work hard to minimise the impact of the shopping centre on the environment by working together with our partners, tenants and the local community for a more sustainable future.

## Accreditations and awards

We are certified ISO 14001 for Environmental Management System. Used to manage environmental responsibilities, Performance, Energy Efficiency, and Sustainability.

This year we received several Green Apple Environment Awards for our outstanding environmental achievements. We have been awarded four Green Apple Awards in the categories of Carbon Reduction, Energy Management, Energy Saving and Lighting Efficiency.



## Electric vehicle charging

We have 8 chargers in our car park. This type of electric vehicle charger is manufactured to contribute to a sustainable future.

# Site map



# Regional map



## Eden to Oxford

By car - 30 miles / 50 minutes

By train - 45 mins

## Eden to London

By car - 33 miles / 1hr 25 minutes

By train - 25 mins

# Marketing

Eden's marketing events and campaign calendar, website, social media channels and in centre displays provide great opportunities for retailers to harness additional exposure.

  25k+ followers

 14k+ email database

 766k+ web page views (2025 total)





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eaden

## Eden Shopping Centre Availability Schedule and Centre Plan

Unit	TOTAL (sq ft)	Ground Floor	First Floor	Rent	2026 Rateable Value	Rates Payable	Service Charge	Insurance	Status
56	<b>1,797</b>	1,292	505	<b>£50,000</b>	£22,000	£8,404	£6,954	£524	Long term lets only
57	<b>1,690</b>	1,532	158	<b>£50,000</b>	£30,000	£11,460	£13,396	£1,027	Long term lets only
58	<b>1,959</b>	1,798	161	<b>£50,000</b>	£32,500	£12,415	£15,503	£1,191	Long term lets only
59	<b>2,039</b>	1,566	473	<b>£50,000</b>	£29,250	£11,174	£13,950	£1,074	Long term lets only
83 – UNDER OFFER	<b>966</b>	512	454	<b>£25,000</b>			£9,166	£707	Under offer
84	<b>2,975</b>	2,975		<b>£40,000</b>	£35,000	£13,370	£19,444	£1,436	Long term lets only
92	<b>2,899</b>	1,995	904	<b>£50,000</b>	£40,750	£15,567	£17,391	£875	Vacant
Left Kiosk	<b>463</b>	463		<b>£20,000</b>	£10,000	£3,820	£4,000	£200	Vacant
Right Kiosk	<b>441</b>	441		<b>£20,000</b>	£10,000	£3,820	£4,000	£200	Vacant
96	<b>1,278</b>	829	449	<b>£40,000</b>	£21,000	£8,022	£8,352	£613	Long term lets only