



POOLE, BH15 3TF
View the site on Google maps

A modern 30,000 sq.ft retail scheme with predominantly Open A1 planning permission

9,989 sq.ft available to let



Occupiers currently include...

next Dreams

Current availability...

Unit 1B totalling 4,930 sq.ft
Unit 1C totalling 5,059 sq.ft

wessexgate/east
RETAIL PARK

Location

Poole is a large coastal town in the county of Dorset, approximately 5 miles west of Bournemouth, 36 miles south west of Southampton and 107 miles south west of London. The town has excellent transport links, with the A35 providing access to Dorchester and Exeter to the west, and Bournemouth to the east. The A348 also provides access to the A31, which connects to the national road network including the M27 and M3 motorways.

There is a frequent, direct train service to London Waterloo (2 hours) and Bournemouth and Southampton International Airports are both located to the north east.

Catchment and demographics



150,000
Poole population



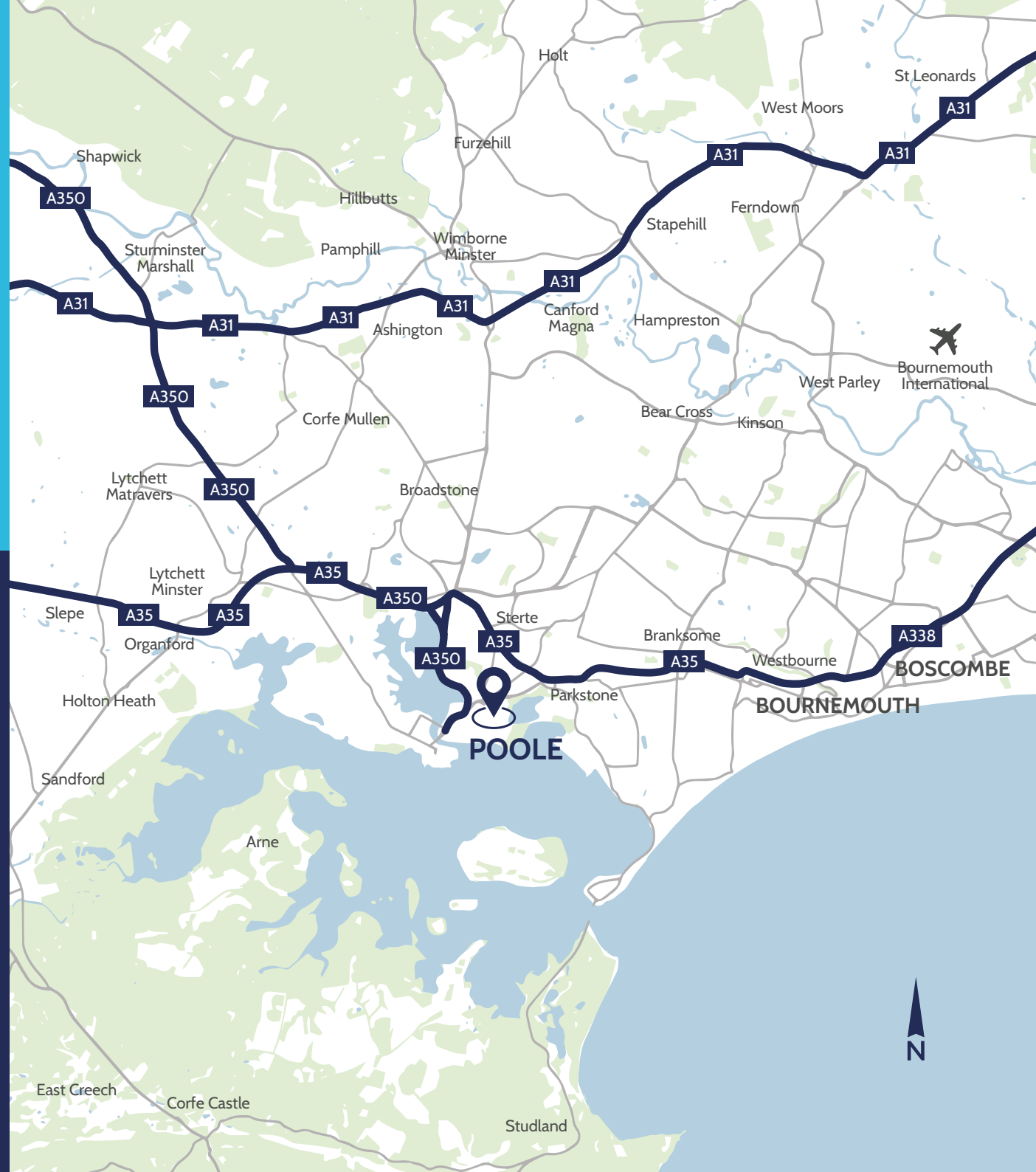
110,500
10 min catchment



187,500
15 min catchment

The catchment population is of above average affluence, with 69% of households in the top 3 Acorn categories.

Source: CACI





Situation

Wessex Gate East Retail Park is situated approximately 1.6 miles north of Poole town centre. It forms part of a busy out-of-town retail cluster at the junction of the A35, A350 and A3049 and occupies a prominent position just off the A350. The A350 is the main arterial route to the town centre that runs directly off the A35 and A3049.

Wessex Gate East Retail Park is located in Holes Bay between Wessex Gate Retail Park featuring 143,500 sq.ft of retail accommodation and a 102,000 sq.ft B&Q Warehouse with other adjacent retailers including Tesco Extra, Lidl and Wren Kitchens.

Retail context



Tesco Extra

Lidl Supermarket

Dorset Way (A3049)

Wren and B&Q Warehouse

Wessex Gate West Retail Park

Holes Bay North Roundabout

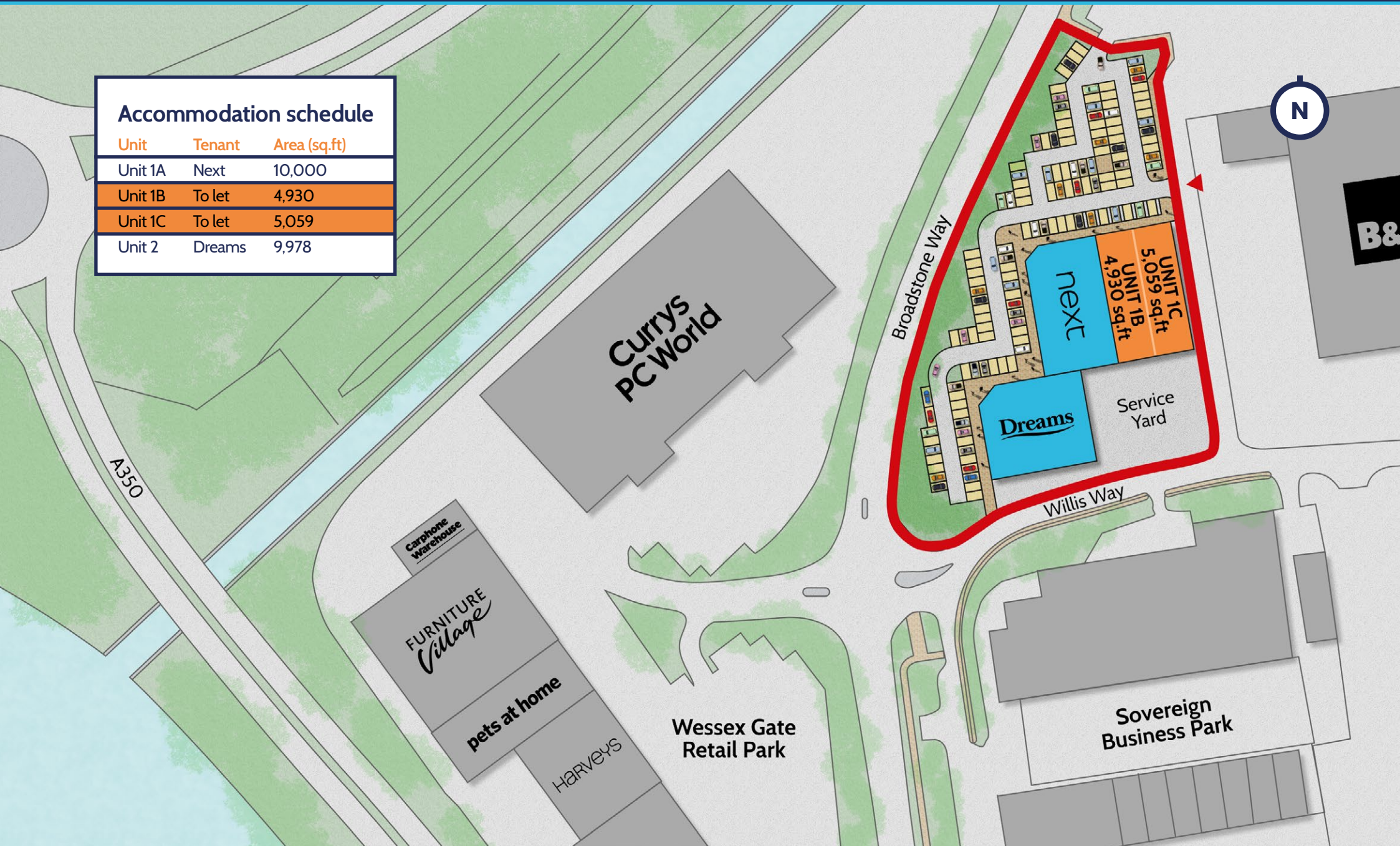
Holes Bay Road (A350)

wessexgate/east
RETAIL PARK

HOLES BAY

Site layout

Accommodation schedule		
Unit	Tenant	Area (sq.ft)
Unit 1A	Next	10,000
Unit 1B	To let	4,930
Unit 1C	To let	5,059
Unit 2	Dreams	9,978





Artist's impression of the proposed redevelopment



Wessex Gate East Retail Park is located between the Wessex Gate West Retail Park comprising approximately 143,500 sq.ft of retail space and a 102,000 sq.ft B&Q unit



Artist's impression of the proposed redevelopment



Please direct all enquiries to...

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