

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

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

VISION

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

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



THE CURVE

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

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

BUCKS NEW UNIVERSITY

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



BUCKINGHAMSHIRE
NEW UNIVERSITY
EST. 1891

Sustainability

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.

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

	Plan Unit #	Total Size (sq ft)	Floor Split (sq ft)	Quoting Rent (p.a.)	Rateable Value 2023	Service Charge (p.a.)	Insurance (p.a.)
	58 Vacant	1,959	Ground fl: 1,798 First fl: 161	£50,000	£28,750	£14,966	£1,154
	73-74 Under Offer	2,350	Ground fl only	£60,000	(tbc)	£15,091	(tbc)
	83 Under Offer	966	Ground fl: 512 First fl: 454	£25,000	£14,250	£8,849	£640
	92 Under Offer	2,661	Ground fl: 1,742 First fl: 919	(tbc)	£36,000	£17,392	£876
	Space above Poundland Available	3,450 sq ft	First floor only	£34,500	(currently excluded from the register)	£12,745	£382