

# GRANITE RETAIL PARK

Saffron Walden, Essex, CB10 2UR



## NEW RETAIL PARK - TO LET

**Phase 1** pre sale agreed to



**Phase 2** 32,000 sq ft non food retail and 1,750 sq ft A3 / cafe

# LOCATION

Saffron Walden is located just to the east of junction 9 of the M11 motorway approximately 15 miles south Cambridge, 14 miles north of Bishop's Stortford and 18 miles north west of Braintree. Junction 9 of the M11 lies within 5 miles of the town and the major development area of Stansted Airport is less than 20 miles distant.

It is the administrative and commercial centre for Uttlesford District and is its largest town. It has a resident population of 18,051 with a catchment reach of 20,773 households within the primary and secondary catchment area. (Source: Experian 2012)

Granite Retail Park will be located on Thaxted Road (B184) to the east of the town centre. The land immediately behind is currently allocated in the draft Uttlesford Local Plan for a minimum of 800 homes and therefore the main residential growth area for the town.

It is proposed that the existing access road into the Granite Retail Park will be extended through to Radwinter Road, close to the existing Tesco store, providing a new link road through the proposed new residential. Kier Homes Ltd will be submitting a planning application for the first phase of 300 homes in summer 2013.



# PLANNING

Planning permission was granted on 10th May 2013 for the

**“Demolition of the existing buildings and redevelopment to comprise retail warehouse units and associated garden centre (Class A1), a discount foodstore (Class A1), and a cafe (Class A3), including associated landscaping, car park, access, internal roads and cycle/footway, including the provision of access to adjoining land.”**

The use of the non food retail units are limited to the sale of DIY goods, furniture, floor coverings, leisure and garden products, motor accessories, electrical, homewares and pets/pet related products and ancillary veterinary surgeries and animal grooming, other non-food bulky goods but not including fashion wear items or fashion foot wear.



# DESCRIPTION

**Phase 1** will provide a new discount food store pre sold to ALDI. Construction will commence in autumn 2013 with opening scheduled for summer 2014.

**Phase 2** will provide 32,000 sq ft of non food retail warehousing including provision space for a DIY store of 20,000 sq ft with provision for a garden centre of up to 12,000 sq ft, and a 1,750 sq. ft. restaurant/coffee shop.

## Unit 1

5,000 sq ft (465 sq m)

## Unit 2

20,000 sq ft (1,858 sq m) with upto  
12,000 sq ft (1,114 sq m) garden centre

## Unit 3

7,000 sq ft (650 sq m)

## Restaurant/Coffee Shop

1,750 sq ft (162 sq m)

## Car parking

230 spaces

Units are available to pre let based on a developers shell specification - terms upon application.





A DEVELOPMENT BY

Granite Property Developments  
Saffron Walden Ltd

GRANITE

CONTACT



Neil Perrin

T: 01223 755110

E: [nperrin@mprealestate.co.uk](mailto:nperrin@mprealestate.co.uk)

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