

• CAERPHELLY • WALES •

GALLAGHER RETAIL PARK



A NEW RETAIL DEVELOPMENT OF UP
TO 235,000 sq ft.

UNITS AVAILABLE FROM 10,000 sq ft
TO 100,000 sq ft.

GALLAGHER
— DEVELOPMENTS —

GALLAGHER RETAIL PARK

FIRST PHASE LET TO B&Q

The Development

Over the years Gallagher Developments Ltd has gained a reputation for developing high quality and prestigious retail parks throughout the country.

Development for Phases I and II will comprise up to 135,000 sq ft. The retail park will be anchored by a 46,500 sq ft B&Q D.I.Y store.

Phase III comprises a further 9 acres, which is allocated under the UDP for retail development, and provides scope for a further phase of up to 100,000 sq ft.

The development also has the potential to develop 2 further plots for A3 uses.

Existing occupiers on the site are Focus D.I.Y, McDonald's, Whitbread Brewers Fayre, Travelodge and a Health and Leisure Centre.

A new main roundabout and access to the A468 will be constructed in order to provide a direct route to the heart of the development.

Accommodation is available from 10,000 sq ft upwards, although specific unit sizes remain flexible subject to retailer's requirements.

Planning

Phase I has been granted consent for a 46,500 sq ft D.I.Y. unit to be occupied by B&Q.

Phase II has been granted outline consent for a further 88,000 sq ft of non-food retail warehouse units.

Phase III, a 9 acre site, is currently allocated for retail development under the deposit UDP.

Availability

Early 2002 onwards.

Terms

Individual units are available on new 25 year full repairing and insuring leases, subject to 5 yearly upward only rent reviews.

Quoting Rent

On application.



LOCATION & CATCHMENT AREA

Caerphilly is located within Caerphilly County Borough, at the base of the Rhymney Valley. Caerphilly itself is a well established retail centre, recently improved by the Castle Court development in the town centre. Safeway Stores PLC, Tesco and Asda provide the food anchors within the vicinity.

The Gallagher Retail Park is located on the north side of Caerphilly alongside the A468, which links the A470 corridor with Newport. The site itself is close to the junction with the A469, which is the main arterial route running north-south to the Rhymney Valley. Gallagher Retail Park provides Caerphilly with the opportunity of a major out of town retail development, which can draw on the population of neighbouring towns such as Ystrad Mynach, Blackwood and Bargoed.

Major employers in the area include Nordam Europe, GE Engine Services, Fiamm, Solectron, Peter's Food Services, National Britannia, Personal Hygiene Services and British Airways.



Catchment Population

Drive Time	Population excluding Cardiff	Total Population
10 minute	100,087	100,087
20 minute	263,486	499,298
30 minute	789,176	1,174,680
60 minute	2,367,321	2,752,825

