



NEWLANDS SHOPPING CENTRE | KETTERING | GOLD ST | NN16 8JA

THE CENTRE

The Newlands Centre stands as a vibrant hub for both residents and visitors, offering a diverse array of shopping options and services. Boasting a total area of 265,614 sq ft, this covered community shopping centre not only provides a vast retail landscape but also prioritizes convenience with 460 car parking spaces, ensuring hassle-free accessibility for shoppers.

At the heart of the centre's retail experience are its anchor tenants, which include renowned brands such as H&M, TK Maxx, Boots, and Poundland. This dynamic quartet forms the cornerstone of the Newlands Centre's retail offerings, providing a compelling mix of fashion, beauty, and everyday essentials.

In addition to these anchor stores, the centre plays host to a stellar lineup of national retailers, enhancing the overall shopping experience. Names like JD Sports, Card Factory, Specsavers, Roman Originals, and Greggs contribute to the diverse retail landscape, catering to a broad spectrum of consumer preferences.



Strategically nestled within the East Midlands, Kettering enjoys a prime location facilitated by the A14 link dual carriageway. Noteworthy is the ongoing £180 million infrastructure investment set to widen the A14 to three lanes, bolstering connectivity to the east coast ports and establishing a vital link between the M1/M6 and A1M/A6.

The town's centrality becomes even more apparent with the earmarking of £20 million for highway network improvements in the town centre, a pivotal component of the East of Kettering housing development. This investment positions Kettering as an attractive prospect for commuters, benefitting from a mere 55-minute journey time and convenient half-hourly rail services to London St Pancras.

Kettering stands as a prominent market town in Northamptonshire, boasting a borough population of around 80,000 individuals and drawing from a catchment area of approximately 38,000 people within a 12-mile radius.

The confluence of enhanced transport links and the town centre's redevelopment presents abundant opportunities for Kettering's business landscape. These transformations are turning Kettering into a sought-after destination for company headquarters, warehousing facilities, and the establishment of new business parks.

Looking ahead, Kettering is poised for further growth with plans for substantial investment in cutting-edge, high-density office spaces. Leveraging Kettering's ease of access, these developments aim to meet the rising demand for contemporary workspaces in this thriving locale.



2nd oldest theme park attracting over 1.25 million visitors each year.



One of the lowest unemployments in the UK with 80% of adults in full time work.



67 miles to London with Direct trains.



Kettering's biggest employers are Weetabix, NHS & Tresham institute.



8,000 new houses are to be built around the Kettering area.

KETTERING DEMOGRAPHICS

Total Population Kettering



Male
52,054



Female
53,746



Aged 16-64
67,077

Gross Weekly Pay



Average Earnings
£671.00

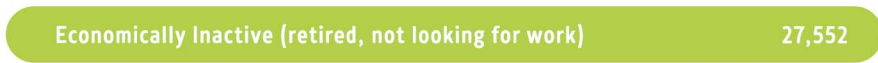


Male Workers
£668.70



Female Workers
£470.30

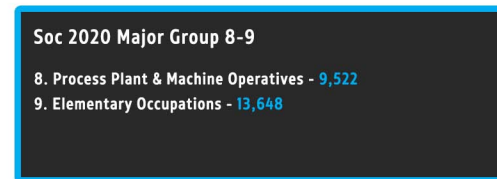
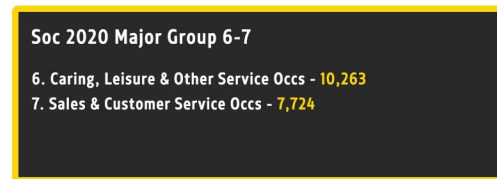
Employment and Unemployment



Qualifications



Employment by Occupation







FURTHER DETAILS



FURTHER INFORMATION

TERM

The units are available to rent for a term which is to be agreed.

LEGAL COSTS

Each party shall be responsible for their own legal costs.

RENTS

On application.

EPC

Available on request.

VAT

Will be applicable at the standard rate

CONTACTS AND VIEWING INFORMATION

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