



CROWN POINT EAST

SHOPPING PARK

langtree

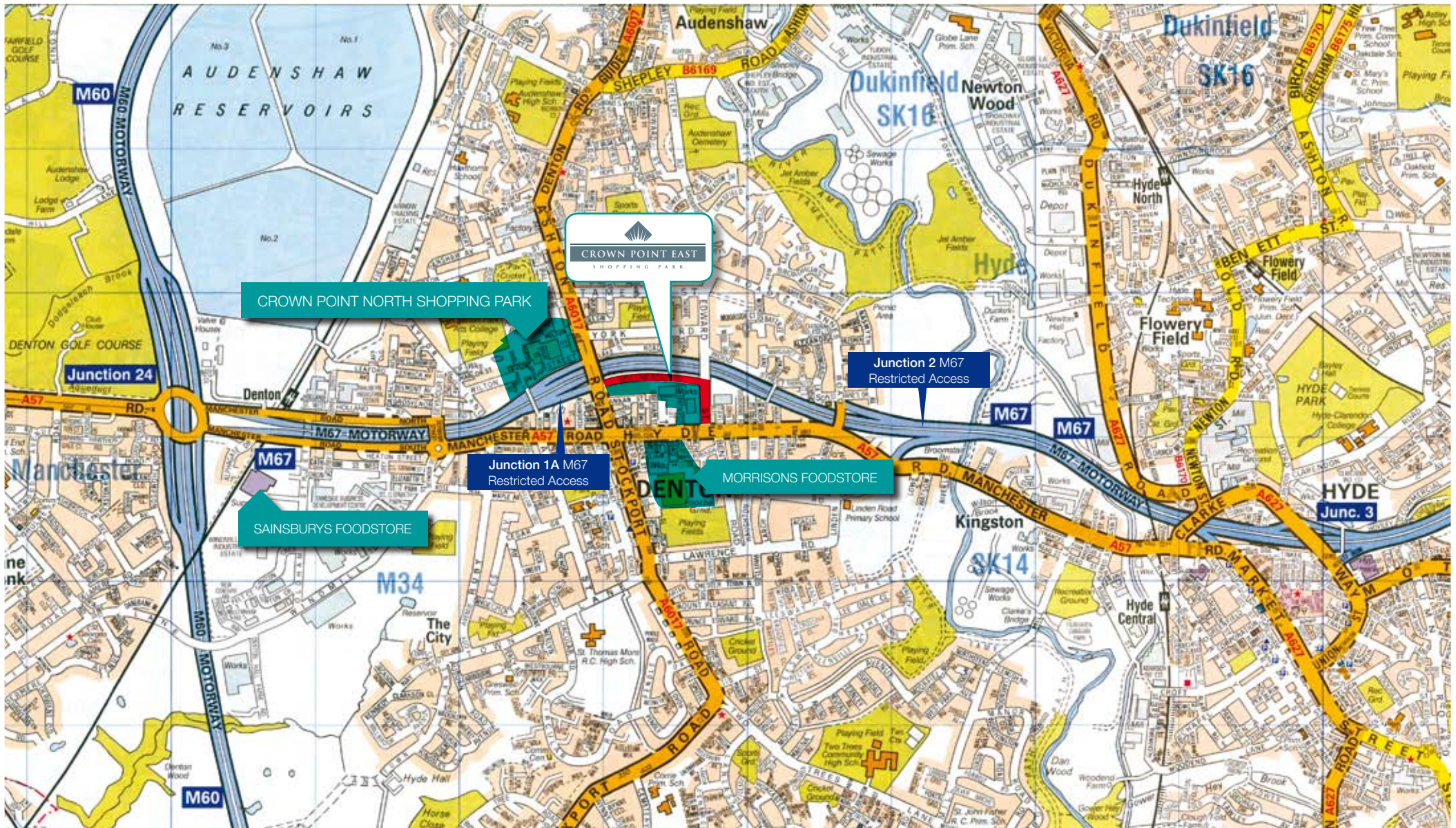
135,000 SQ FT SHOPPING PARK DEVELOPMENT





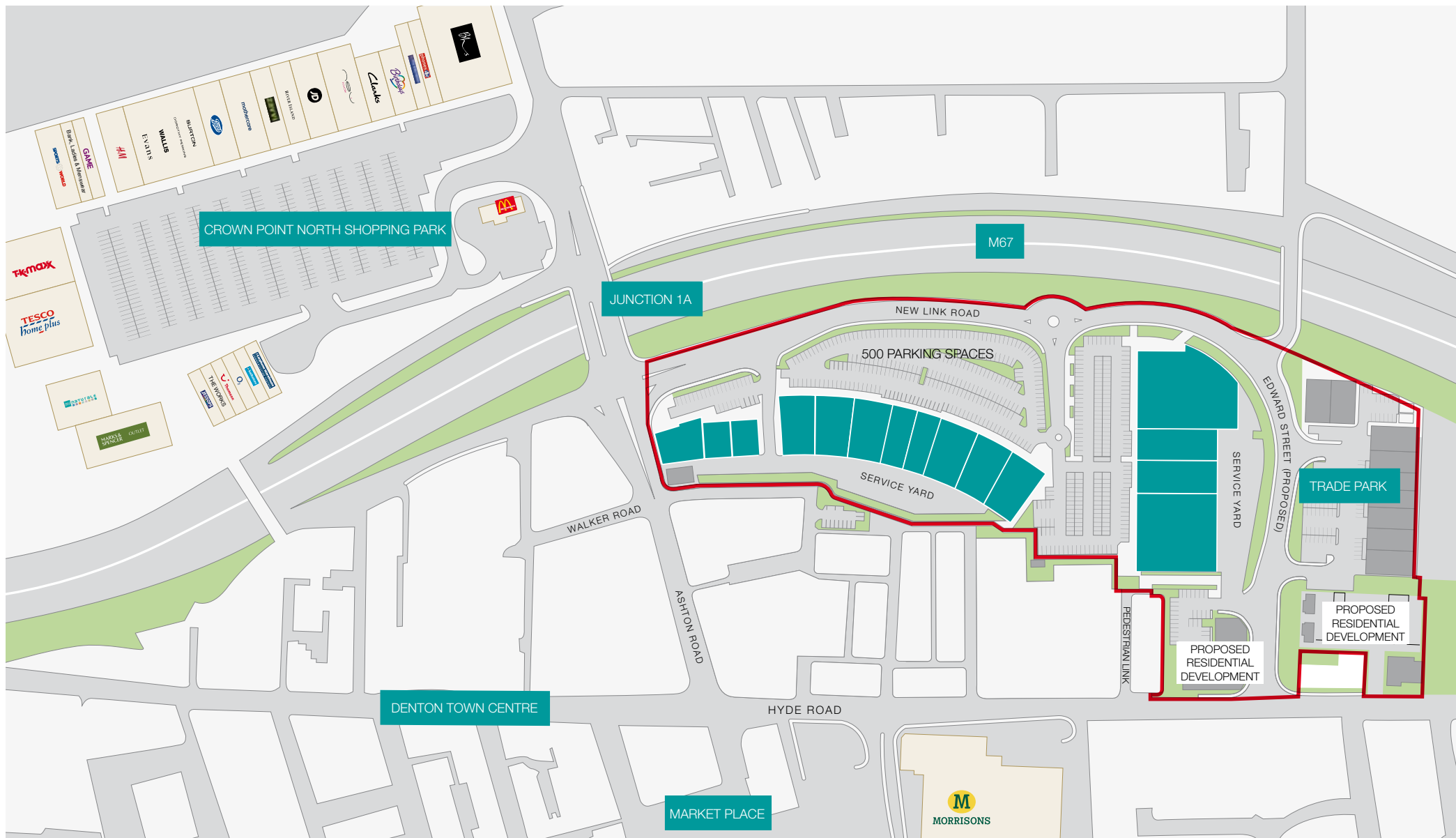
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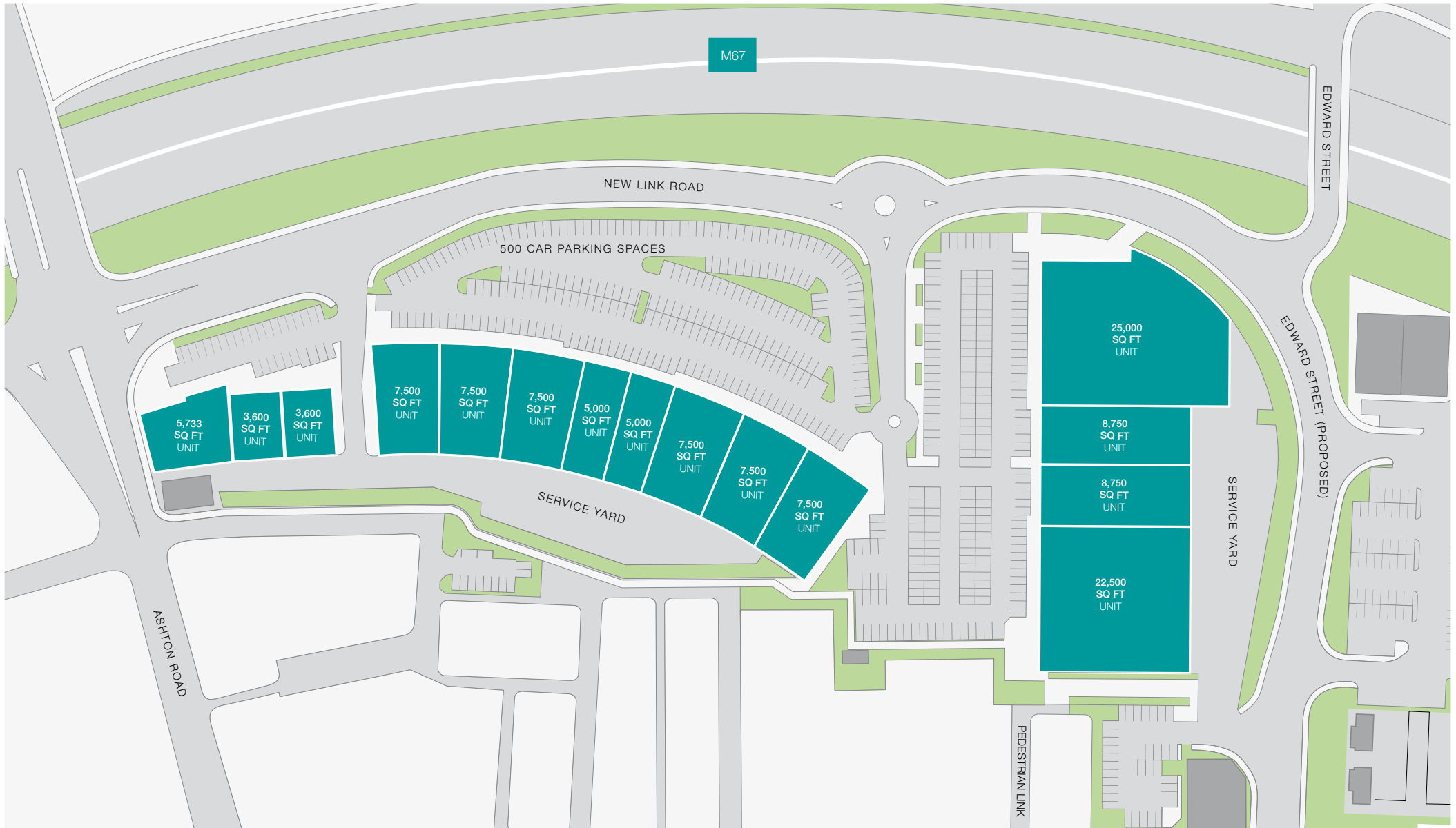




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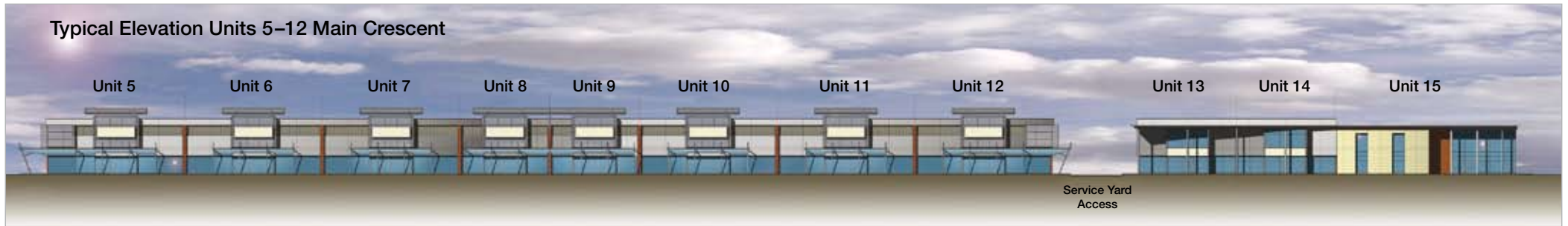




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Typical Elevation Units 5–12 Main Crescent



Typical Elevation Units 1–4 Carpark Frontage



Typical Elevation Units 1, Edward Street/Link Road Frontage





Location

The scheme is situated at Junction 1 of the M67 (and in close proximity to Junction 24 of the M60) to the east of the Manchester conurbation approximately two miles south of Ashton-Under-Lyne.

Also accessed from Junction 1 is the 300,000 sq ft Crown Point North Shopping Park, which is anchored by Tesco Homeplus, TK Maxx, BHS, Boots, Mothercare, River Island and Arcadia. There is also a large format Morrisons store in the vicinity.

Scheme

A new link road is to be constructed linking Junction 1 of the M67 to the A57 Hyde Road by-passing the busy Crown Point traffic light junction. Junctions 1 and 2 of the M67 are limited access and therefore all directions access to the scheme (and Crown Point Shopping Park) will be afforded via the new link road.

The scheme will provide two terraces totalling 120,000 sq ft of ground floor retail warehouse space with 500 car parking spaces and separate rear servicing, as well as some small retail and restaurant units at the entrance to the scheme. With no planning restrictions on unit sizes, we are able to provide a flexibility of space to suit all retailers. The units will also be capable of accommodating mezzanine floor space.

The scheme will comprise a comprehensive urban regeneration project totalling 165,000 sq ft of retail floorspace (including mezzanines), 9,000 sq ft of A3 restaurant space, a 32,000 sq ft industrial/trade park as well as residential use.

Planning

Outline planning consent has been obtained which includes 165,000 sq ft of open non-food retail (total to include mezzanines) A reserved matters planning application has been submitted.



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S H O P P I N G P A R K

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