



NEWCASTLE QUAYS  
RETAIL PARK

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## RETAIL PARK

COBLE DENE, NORTH SHIELDS, NE29 6DW

next  
OUTLET

Clarks  
OUTLET

Dreams

COSTA

Poundland



Royal Quays Marina

River Tyne



Coble Dene



Hayhole Rd

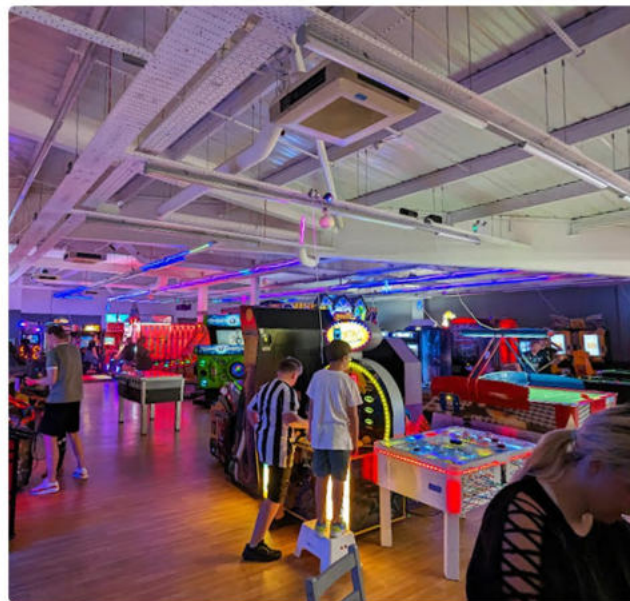
# THE CENTRE

Newcastle Quays Retail Park is located just North of the Tyne Tunnel so it can be easily accessed from both sides of the river. We are a 10-minute walk from both Percy Main & Howden metro stations. The centre also benefits from 750 free car parking spaces with additional bicycle parking.

There are more than 50 retail units at Newcastle Quays Retail Park with 131,766 sq. ft of retail accommodation and the current occupancy rate of the centre is 74% and accommodates numerous national operators throughout the retail park including Next, Costa Coffee, Poundland, Dreams, Cardzone and Subway amongst numerous others. There is a requirement throughout the scheme for F&B operators to compliment the trading retail units and to provide the consumer with an experience where they won't want or need to go anywhere else. Newcastle Quays also has opportunities for pop up stores and kiosks.

Majority of the retail units at Newcastle Quays benefit from E use class under the Town & Country Planning Use Classes Order as amended 01.09.20. Alternative uses may be considered subject to the prospective tenant obtaining the necessary planning consent from the Local Planning Authority (North Tyneside Council).

Due to the fast-growing pace and emergence of Electric Vehicles (EV's) it is paramount that we continue to adapt to modern times. Newcastle Quays can therefore confirm that approximately 20 EV charging bays will be installed on site to meet the requirements of customers who own an electric vehicle. The EVC's will enable drivers to benefit from the rapidly expanding charging infrastructure which has already grown significantly over the course of the past 12 months.



# NORTH SHIELDS

North Shields is situated a short distance away from the vibrant city of Newcastle Upon Tyne, which boasts a thriving economic landscape that is ripe for investment and growth. The strategically positioned coastal town of North Shields has experienced remarkable expansion in industry and commerce in recent years. With its proximity to major transportation hubs, including the Port of Tyne and well-connected road and rail networks, North Shields has become a hub for logistics, distribution, and trade.

Newcastle Quays is strategically located in the North-East, with easy access to the A19, The Tyne Tunnel, and Newcastle City Centre via the A1058 Coast Road and is well connected to the centre of Newcastle 8.1 Miles, with Sunderland 11.8 Miles, Newcastle Airport 17.8 Miles, Durham 19.5 Miles and Middlesbrough 38.5 Miles away. As a result, Newcastle Quays has a highly concentrated catchment area, with 350,000 people within a 15 minute drive and 1,425,200 people within a 30 minute drive

The region's diverse economy encompasses maritime industries, manufacturing, retail, and services, making it a dynamic and resilient business environment.

The town benefits from a highly skilled workforce, driven by the presence of renowned educational institutions, and is further bolstered by its strategic location within the Tyne and Wear metropolitan area.


These key factors collectively make North Shields an enticing destination for businesses seeking a conducive environment for economic growth and commercial success.



**1.4 MILLION** PEOPLE WITHIN THE REGION



**600,000** PASSENGERS PASS THROUGH THE INTERNATIONAL TERMINAL



**80,000**  
STUDENTS



**£22 BILLION**

GDP TYNESIDE ECONOMY



**202,000**

EMPLOYEES IN THE AREA



# CENTRE MAP



# 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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