



experience
fosse park

**The heart and soul
of Leicestershire**

enter

fosse.
park

shop | eat | enjoy

fosseshoppingpark.co.uk



The biggest and the best

Fosse Park is the number one ranked shopping park in the UK and it's set to be the largest too

Attracting over 11.5 million shoppers a year, Fosse Park is the premier out-of-town shopping destination for Leicestershire and the East Midlands.

26 retailers including M&S, Primark, Next and JD Sports attract high affluence Acorn Groups - Executive Wealth, Mature Money, Steady Neighbourhoods and Affluent Achievers.

Nationwide, Fosse Park ranks in the top 50 of all retail centres in terms of catchment spend potential.

But, that's just the beginning...

A multimillion-pound extension and refurbishment programme is due for completion in 2021, making Fosse Park the largest out-of-town shopping park in the UK.

Fosse Park West will have new anchors including Next, Frasers Group and TK Maxx, 3,100 free parking spaces, plus, there's the much anticipated new F&B development Food Central.

A new heart and soul...

Home to 17 new food and beverage and retail occupiers, Food Central will create a unique 'heart' of the park and a vibrant lifestyle experience for Leicestershire.

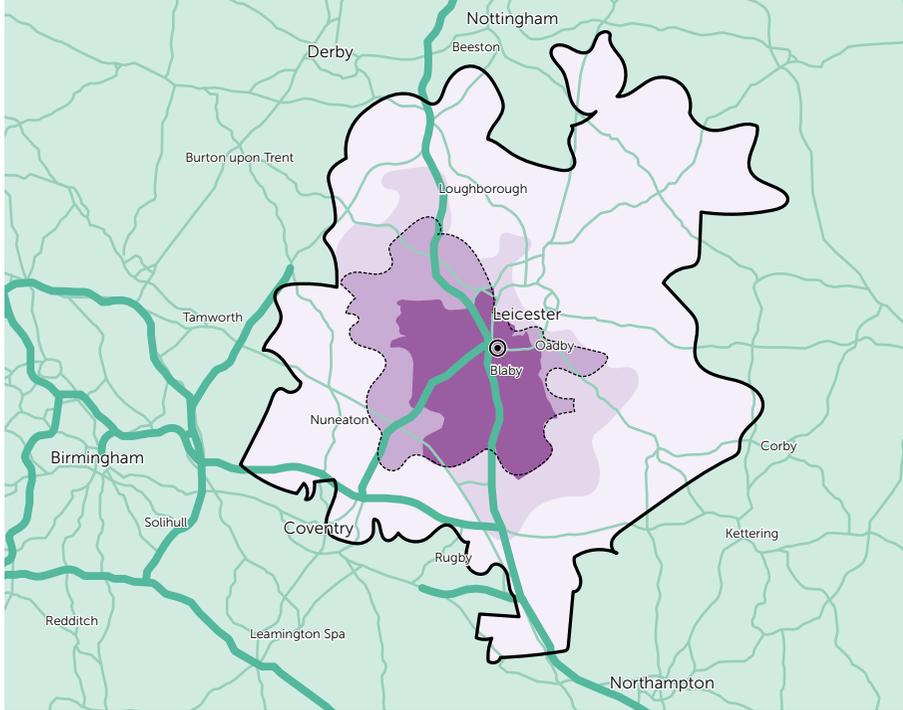
Leicestershire keeps coming back for more...

This significant development and creation of an informal 'dawn 'til dusk' dining and shopping experience will drive footfall and extend visitor dwell time which is currently 81 minutes per visit up to 27 times a year.

PARK
LIFE



**Customer dwell time
of 81 minutes with up to
27 separate visits per year**



all roads lead to Fosse Park

Fosse Park is 4.5 miles south-west of Leicester city centre. It is adjacent to the A536 Leicester Orbital Ring Road and the A5460 Narborough Road, which is the principal arterial link road between the city centre and the M1 motorway.

Junction 21 of the motorway is half a mile to the west, providing easy north-south access, and also represents the northern end of the M69 motorway, providing access to the West Midlands.

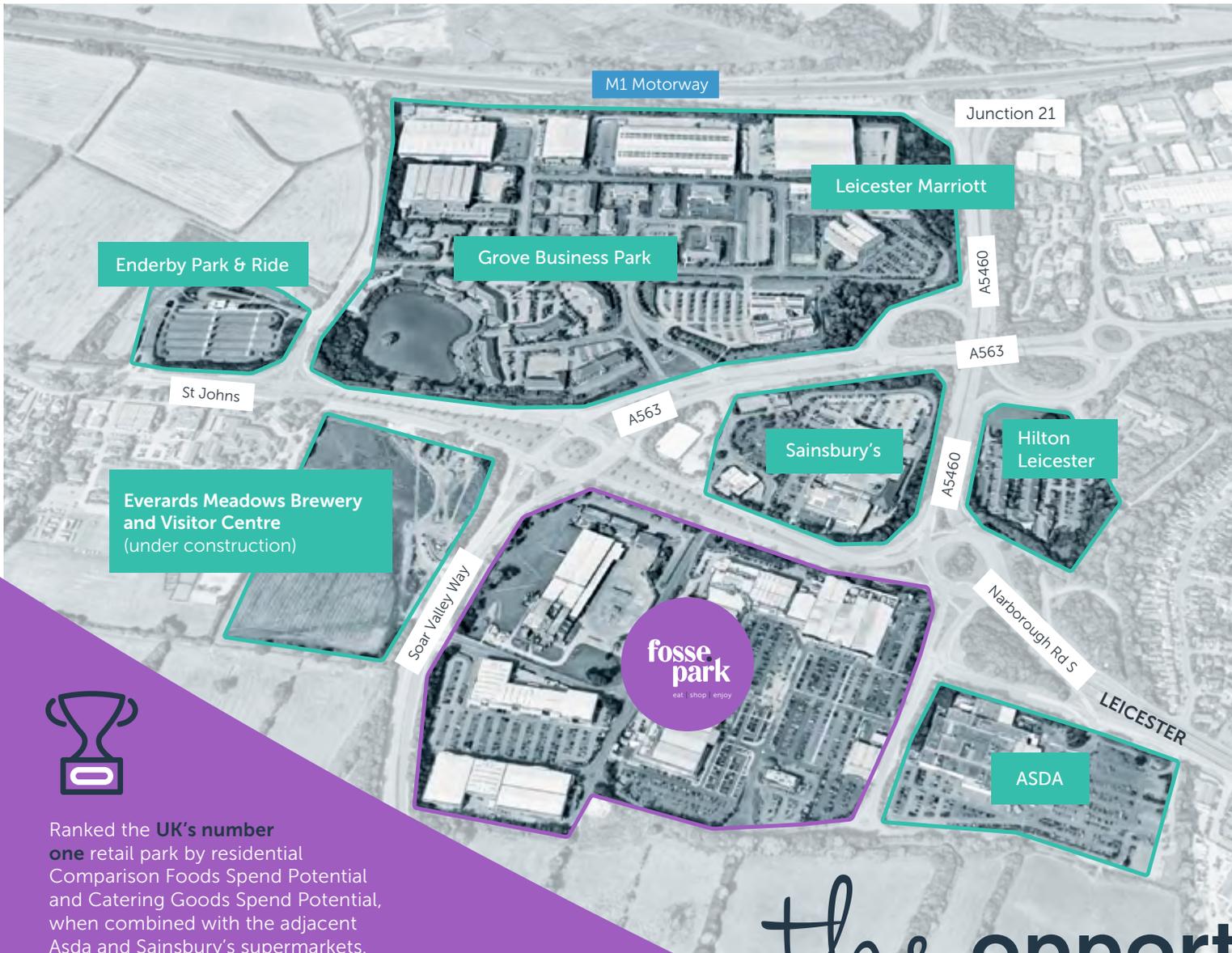
- **11.5 million visitors a year**
- **£89 – average spend per visit**
- **81 minutes average time spent in the park per visit.** With up to 27 visits per year.
- **£982.2 million retail spend potential** (including catering and grocery). Fosse ranks 28th in the UK, which is in the top 1% of destinations.
- **16 minutes average journey time to get to Fosse Park.**



High overall shopper experience of **4.25 out of 5**







1 million sq ft

There's approximately 1 million sq ft of retail space in the immediate vicinity.



Car drive time

Leicester
4.5 miles away
c.15 minutes



Ranked the **UK's number one** retail park by residential Comparison Foods Spend Potential and Catering Goods Spend Potential, when combined with the adjacent Asda and Sainsbury's supermarkets.

- Opportunity to elevate the tenant mix
- Attract quality high street brands and F&B offering
- Increase dwell time, trading hours and people visiting

the opportunity

our vision

The future's Fosse

Coming up to 30 years old, Fosse Park is a well-established and well-loved shopping destination (with a Net Promoter Score of 46).

Our vision is to build on the success of the existing park and deliver one of the best out-of-town retail and leisure destinations in the UK.

We will do this by reinvigorating and expanding the popular scheme with the Fosse Park West extension and Food Central, opening in 2021.

This will add 17 new occupiers and grow the market potential within its catchment by 27% for both comparison goods and catering.

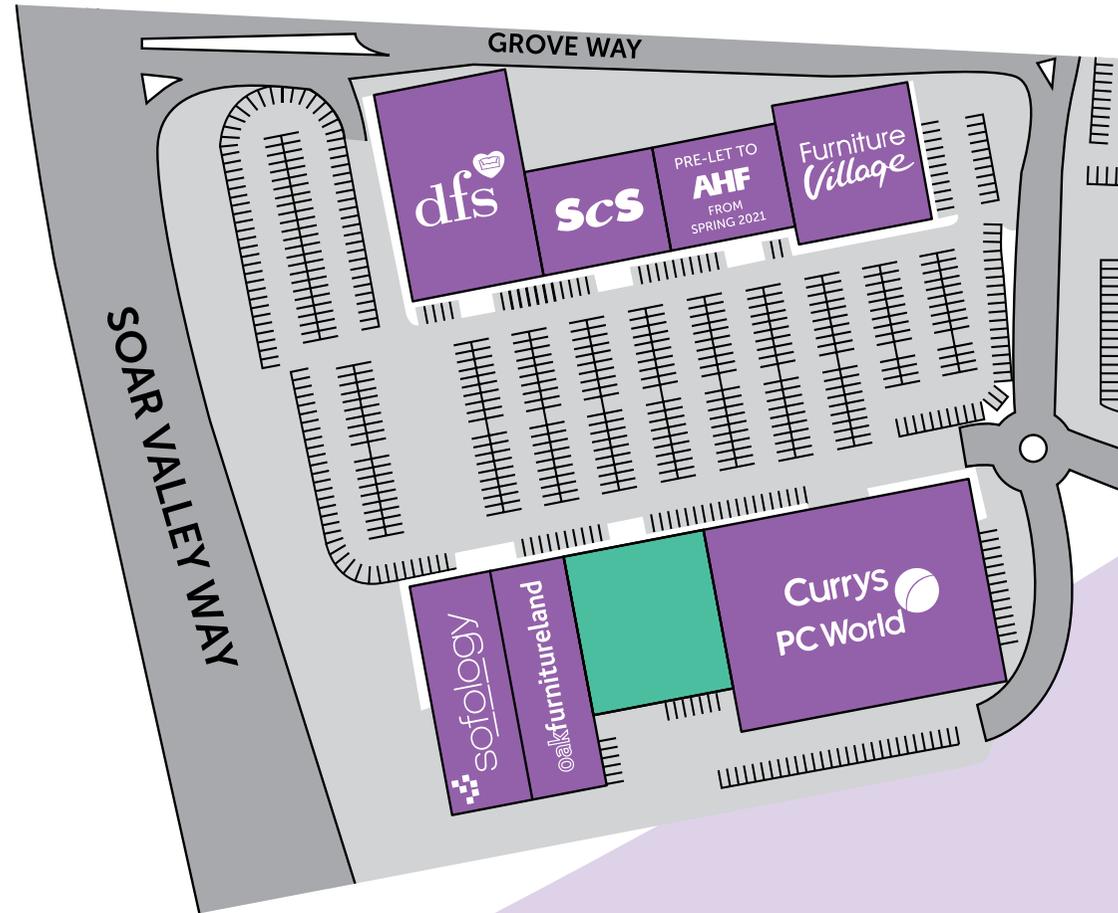
On completion, Fosse Park will be the largest out-of-town shopping park in the UK (by floor area) and will offer a unique proposition with high quality, pedestrian friendly public realm and a great mix of occupiers, whilst retaining the established brand that its customers identify with.



Expected growth of 27% within the catchment for goods and catering



Fosse Park south



Unit EXCHANGED

Unit AVAILABLE



Fosse Park South

contact

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Sources: CACI 2020 & Springboard 2019

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