



WILLOW BROOK

BRADLEY STOKE, BRISTOL SHOPPING



A woman with long hair and sunglasses is smiling while looking at her smartphone. She is holding a large brown paper shopping bag. The background is a blurred outdoor setting. Overlaid on the image are large, stylized letters 'W' and 'B' in dark blue and light blue. The text 'WELCOME TO THE WILLOW BROOK LEASING BROCHURE' is centered over the image.

WELCOME

TO THE WILLOW BROOK LEASING BROCHURE



KEY HIGHLIGHTS



Annual Footfall

4,240,000

Facebook Reach

1,730,000

Annual Car Count

2,350,000

Twitter Reach

356,400

Annual Website Visits

37,500

NLA

231,404 sq.ft

Car Parking Spaces

986

Number of
Retail Units:

34

Number of
Tenants:

41

BACKGROUND

Willow Brook is a preferred retail destination for the north of Bristol, driven by its convenience element resulting in stable footfall throughout the week and year-round.

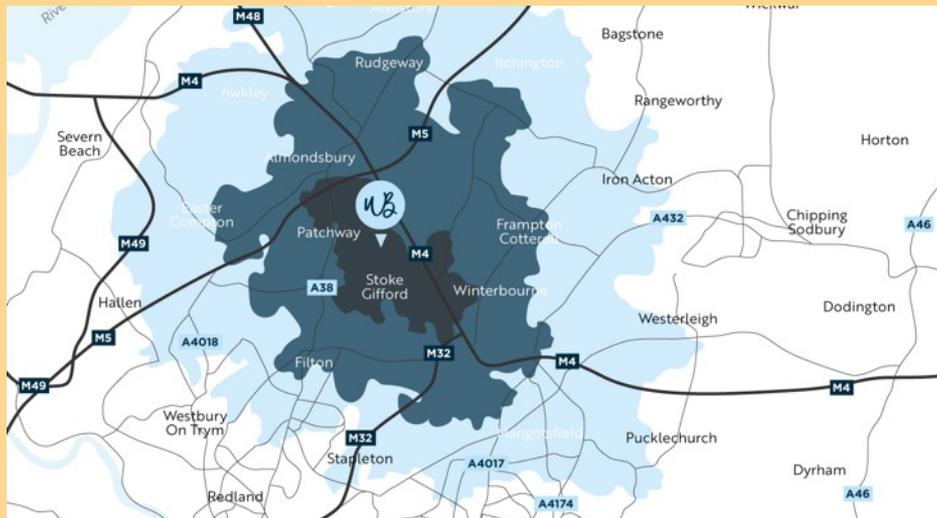
As a long-established town centre for Bradley Stoke and the wider community, the opportunity to join such a busy estate is rarely available.

Fresh and contemporary branding resulting from recent investment has attracted new tenants and upgraded the retail mix for shoppers.



LOCATION & CATCHMENT

Bradley Stoke is a thriving South Gloucestershire town located to the north of Bristol. The town boasts excellent transport links with easy access to the M4, M5 and M32 motorways, plus Bristol International Airport is only 25km away. The catchment includes the town's almost 28,000-strong population, featuring high levels of affluence, and the nearby Aztec West business park with more than 1000 workers. The town is also easily accessible via public transport with Bristol Parkway Main Line Station and numerous key bus routes serving the area.



TRAVEL TIMES

- 5 mins
- 15 mins
- 30 mins

33.5%

Of 5 minute
drivetime are
AB Social class

+

67.7%

Of 5 minute
drivetime are
homeowners

+

43.2%

Of 5 minute drivetime own
2 or more cars

+

169,000

Catchment within a
15 minute drivetime

TESTIMONIALS

Tesco

"We are proud to be part of our local community, Willow Brook is the heart of Bradley Stoke and is a great place to shop and meet."

The Giant Cycle Store

"Here in Bradley Stoke we have just resigned our lease for a further 10 years. We are very happy to be trading from the Willow Brook Centre. There is a good atmosphere here and we are getting on well with the Centre Management Team. There is lots of footfall and the building feels light and bright. We also enjoy a great location with lots of onsite parking and great motorway access."

CENTRE PLANS



FLOOR PLAN

Ground floor



F&F

BURTON

DOROTHY PERKINS

TESCO
Extra

Harvester

KFC

TAYLORS

GREGGS

COSTA

TOWN SQUARE

MALL

SUBWAY

TheWorks

HOLLAND & BARRETT

Greenwich Business CENTRE WEST

Greenways

scarys

LIMPSON

cardfactory

o2

ocean

Tanning Shop

Reflections

GIANT

CAR PARK

FLOOR PLAN

First floor





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**64 shopping destinations in 15 European countries
with over 320 million footfall.**

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THANK YOU

