

Alexandra Retail Park, Oldham, OL4 1SA

Alexandra Retail Park

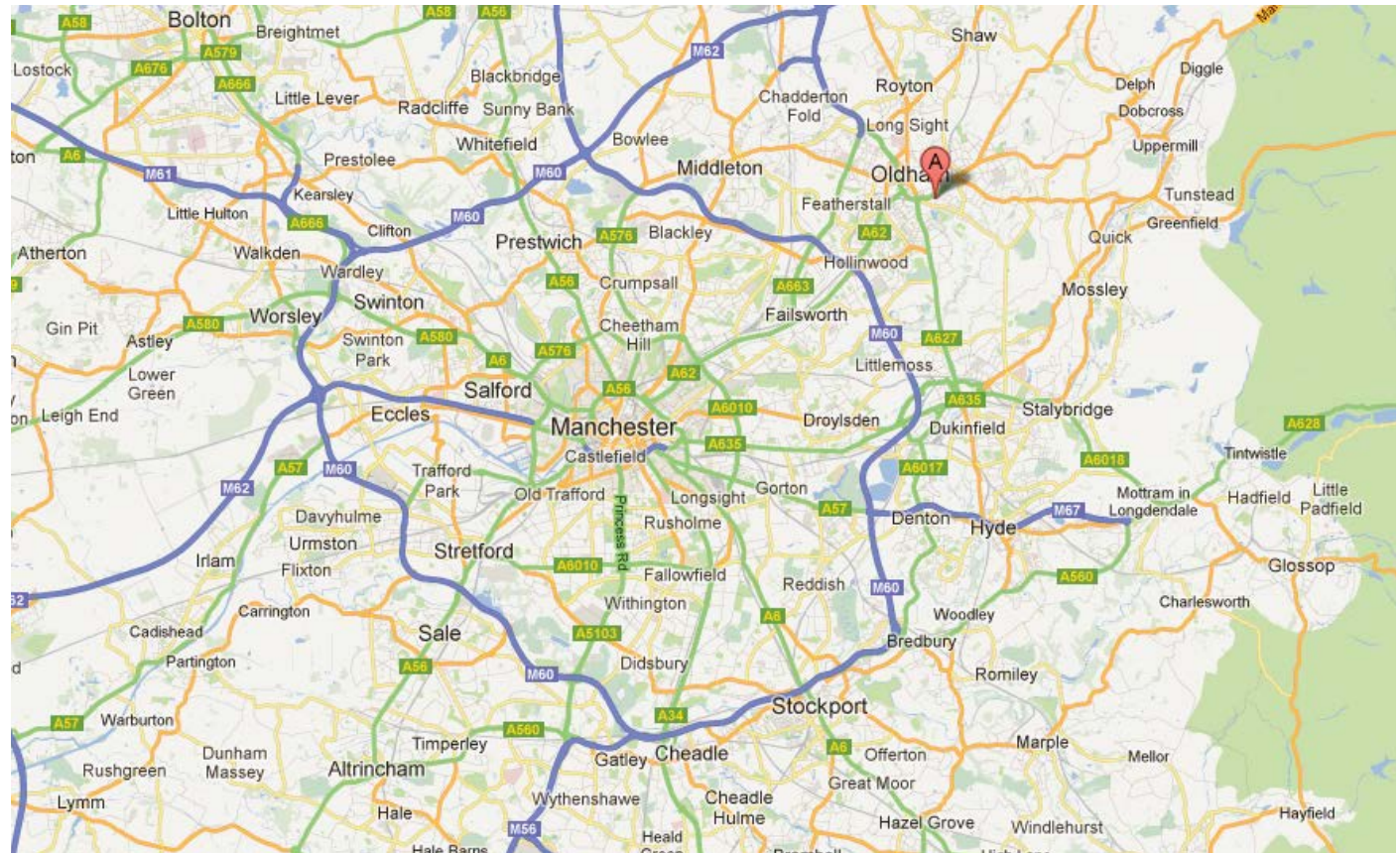


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Location

Location >>

- Oldham is a metropolitan borough of Greater Manchester located in the North East of the Manchester City Region.
- With its close proximity to the M60 and M62 motorways Oldham provides easy and efficient access to national markets.
- Manchester Airport is only a 20 minute drive from Oldham.
- The borough has a population of 224,900. The total population within a 30 minute drive time from Oldham town centre is 2.7 million.

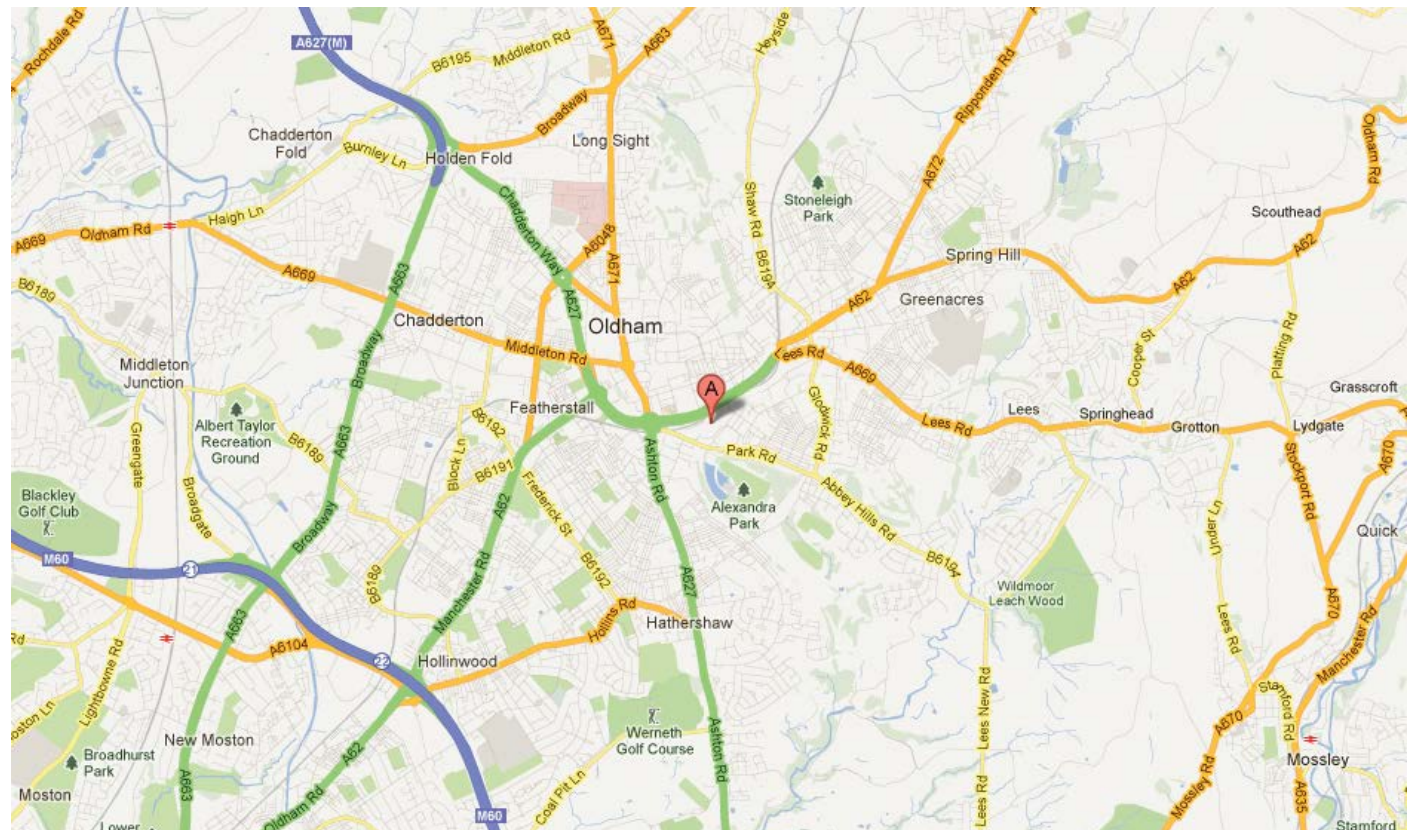


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Location

Location >>

- Alexandra Retail Park is located on the southern edge of Oldham town centre and fronts on to Oldham Way (A62) which provides a direct access to Junction 22 of the M60 and Manchester city centre.
- The A627 which runs to the north and south of the site offers a direct route to Ashton and Rochdale.
- Metrolink trams run every 12 minutes to Manchester city centre and beyond.
- Trains run directly to Manchester Victoria in under 30 minutes and onwards to the national networks.

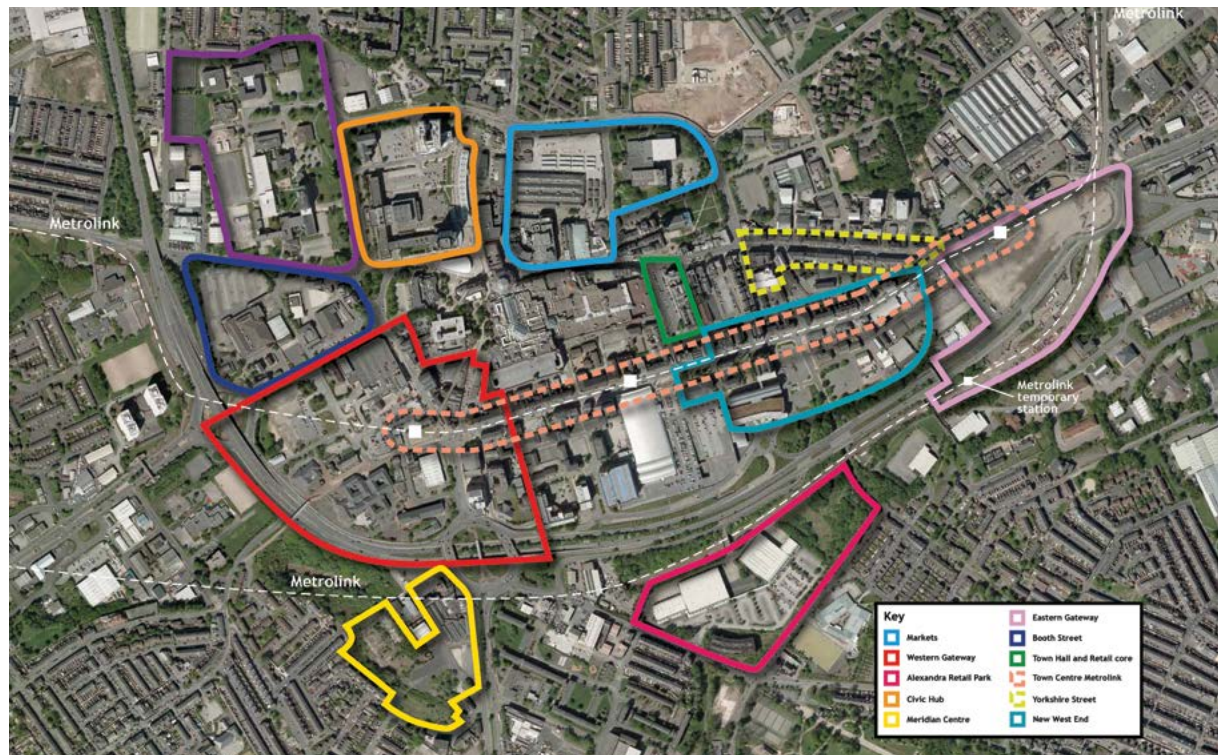


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Location

Location >>

- Oldham Town Centre presents many opportunities. Oldham Council is working closely with investors, developers and operators to create an Oldham for the future that plays an important role in Greater Manchester.
- Oldham Council is already working closely with partners, investors and key stakeholders, to speed up the development process, minimise risk and ensure delivery of boldly ambitious, high quality developments.
- Oldham is a Co-operative Council committed to delivery, committed to developing the right partnerships to deliver a future that takes full advantage of Oldham's improving connectivity and supports the economic growth of Oldham and its role within Greater Manchester.

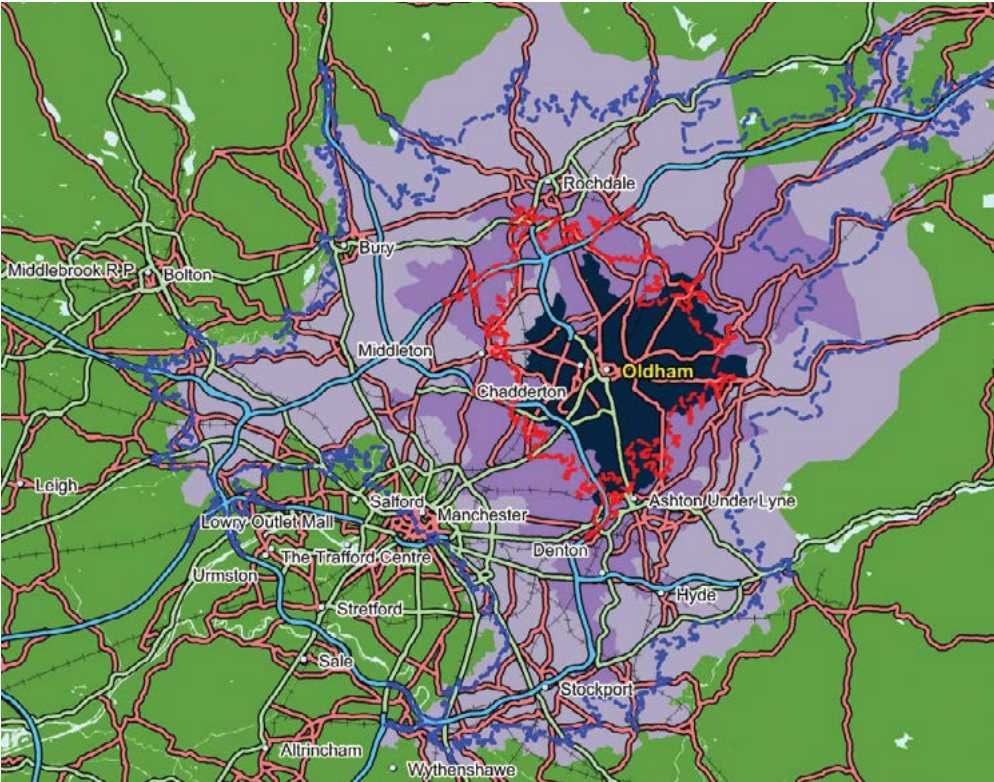


Drivetime

Drive Time Catchment >>

The population figures associated with the catchment areas are:

| Catchment area | Population | % of Oldham Town Centre Income Captured From Area |
|-------------------------|------------|---------------------------------------------------|
| Primary (darkest area) | 179,605 | 50 |
| Secondary (purple area) | 338,635 | 75 (Secondary+Primary) |
| Tertiary (grey area) | 773,415 | 95 (Tertiary+Secondary+Primary) |



The population within Oldham town centre's principal retail catchment area (which consists of the Primary and Secondary areas combined) is over half a million (518,240).

The available spend within the principal retail catchment area for Oldham town centre is estimated to be £2.36 billion.

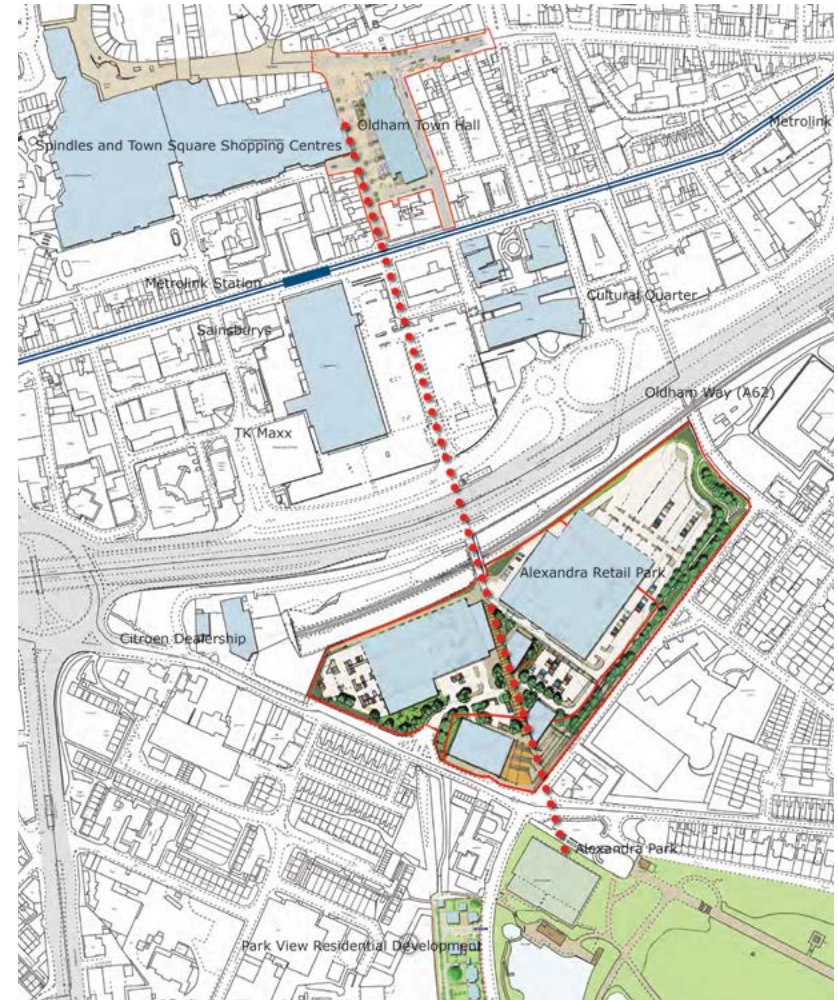
Note: % income captured is a combined figure.

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Site Context

Context Plan >>

- Alexandra Retail Park presents a unique opportunity. It overlooks Alexandra Park which is a Victorian town park that lies immediately to the south of the site, to the immediate north lies Oldham town centre where major retailers are represented including Sainsburys and TK Maxx who are both located directly opposite Alexandra Retail Park.
- The area around Alexandra Retail Park is undergoing intense transformation with major developments taking place including the redevelopment of Oldham Town Hall and the completion of Metrolink.
- The Brookhouse Group as owners of the existing retail park are working under a Joint Venture arrangement with Oldham Council who own the adjoining land to deliver the comprehensive redevelopment of the combined sites.



Development Options

Comprehensive Re-development Option 1 >>

Schedule of Areas Option 1

| | |
|---------------------|-----------------|
| Unit A (Foodstore): | 150,000 sq ft |
| Unit B (MSU): | 60,000 sq ft |
| Unit C (MSU): | 15,000 sq ft |
| Unit D and E (A3): | 3 - 5,000 sq ft |
| Unit F (Leisure): | 19,000 sq ft |



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Development Options

Comprehensive Re-development Option 2 >>

Schedule of Areas Option 2

| | |
|---------------------|-----------------|
| Unit A (Foodstore): | 70,000 sq ft |
| Unit B (MSU): | 60,000 sq ft |
| Unit C (MSU): | 24,000 sq ft |
| Unit D and E (A3): | 3 - 5,000 sq ft |
| Unit F (Leisure): | 19,000 sq ft |



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Gallery

Unit A - Foodstore



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Unit B - MSU

Gallery



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Gallery

Entrance from Alexandra Park



Proposed street view



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Further Information

Further Details >>

Oldham Council

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