REGIONAL URBAN PORTFOLIO

THE CROWN ESTATE



Welcome to our Regional Urban Portfolio

Our regional destinations are tailored to their locations and uniquely designed to meet the needs of their communities. Each of our schemes is developed with sector expertise and local knowledge.



Dynamic destinations in the right locations

The Crown Estate's diverse regional portfolio comprises prominent retail and leisure destinations, business parks, logistics, warehousing and strategic land. The assets are located across England and include many sites of national significance.

Our team takes a bespoke approach to each asset, striving to create the best destination for their customers and the communities they operate in.

The Crown Estate currently owns 17 vibrant and popular retail and leisure destinations in city centre and out-of-town locations with a total value of £1.5 billion outside of London. With over 7 million sq ft of space and 100 million shoppers each year across the portfolio, these assets play a significant role in the retail and hospitality industry and the communities they operate in.

Cultivating long-term value

Long-term thinking drives our investment, development and management decisions.

Our destinations are not only built to last, but also to evolve. By continuously improving on consumer experience and expanding profitable environments for trading, each destination strives to deliver greater value and satisfaction for visitors and increasing profits for customers.

Responding to changing demands

As the retail landscape changes, we pride ourselves on our forward-thinking, agile approach.

This flexibility enables us to both predict and respond to visitors needs, and to the constantly shifting consumer landscape across the UK. This bespoke approach is the reason we welcome 100 million* visitors to our destinations each year.

100 million*

visitors to our regional destinations each year

Our Purpose

Design, location and management are at the heart of our schemes and enable us to drive commercial success.

About The Crown Estate

Dating back more than 260 years, The Crown Estate is a unique business with a diverse portfolio that stretches across the country.

Established by an Act of Parliament, we are tasked with generating profit for the Treasury for the benefit of the nation's finances. This has totalled £3bn over the last ten years.

A sustainable future

From actively supporting local people into employment, to setting new environmental standards; sustainability is at the heart of our approach.

Working collaboratively with our customers and their store teams, we are able to support them in their efforts to run their businesses responsibly, and by building strong relationships with local stakeholders and community partners, we all benefit from working together for the long term.





Net Zero

We have an ambitious sustainability strategy that focuses on maximising our contribution to net zero, nature recovery and thriving communities. Across our multiple sectors – land, property and the seabed – we aim to be a leader in carbon reduction. We are continuing to minimise our impact on the environment through reducing our energy consumption and improving the efficiency of our real estate and wider operations.



Our Purpose:

To create lasting and shared prosperity for the nation.

Our purpose is our highest goal, our primary reason for existence.

We believe people need more than money to prosper. That is why The Crown Estate will focus on opportunities that also contribute to a flourishing society and a healthy natural environment.

We have the opportunity to help solve some of the complex shared challenges that society and the environment are facing, in doing this, we will play our part in helping the nation to prosper.

BBP BETTER BUILDINGS PARTNERSHIP

ADVANCING NET ZERO

WORLD GREEN BUILDING COUNCIL

Playing a positive role in the communities we serve.

We want to play a positive role in the communities we serve, and deliver meaningful social value that contributes to the long-term success of our places. We want to make a difference for the people who live and work there now and in years to come.

Given the rich diversity of our communities - from central London to the coastal communities around the seabed, and from Newcastle city centre to Windsor Great Park – this means different things in different places.

Recruit Fosse Park and Recruit Rushden Lakes are delivered in partnership with the Department of Work and Pensions to support local unemployed people back into employment. Each location is supported by a specialist Workplace Co-ordinator who works closely with our customers to understand their recruitment processes, challenges and needs. From there a free, bespoke skills and training programme for local jobseekers is designed to meet those challenges. This can include customer service training, work experience, mentoring, CV writing skills and interview techniques, understanding the hospitality and retail sectors, the chance to gain accredited qualifications and the delivery of job fairs.

Our community partnerships

DWP

Jobcentre Plus helps people move from benefits into work and helps employers advertise jobs. It also deals with benefits for people who are unemployed or unable to work because of a health condition or disability.

Purple

Purple is an organisation dedicated to reducing levels of inequality between disabled & non-disabled people, particularly in relation to employment. It believes that by bringing disabled people and businesses together, it can change the conversation from one of disadvantage and inequality to one about potential and value.

The Wildlife Trust BCN

The Wildlife Trust cares for over 100 nature reserves, covering more than 4,000 hectares and carries out conservation work across ancient woodlands, wildflower meadows, heathlands and wetlands.

Drive Forward Foundation

Drive Forward Foundation works with young adults, aged 13 - 26, in and leaving foster and residential care, to build and maintain successful careers. Moving into independent living at the early age of 18 and facing financial hardship, it is often challenging for individuals leaving care to transition into careers. At the same time, finding meaningful employment can be a lifeline for these individuals providing stability, security and a positive purpose: features which are too often found to be missing from a childhood in care.

AccessAble

AccessAble is largest provider of accessibility information across the UK. Their website has detailed access guides to over 70,000 venues, and is used by over 3 million people each year.

AccessAble further supports 350 + clients to improve and communicate their access in and around their buildings and services, with valuable data and actionable insight. Using decades of experience listening to thousands of disabled people, AccessAble supports organisations to improve their buildings, policies, and services to welcome disabled people as customers and colleagues, through the provision of information, consultancy, and e-learning.

Reading Real Estate Foundation

Launched in 2012, the Pathways to Property project aims to widen access to the real estate profession by raising awareness of, and aspirations about, the vast range of careers available within the sector. Led by Reading Real Estate Foundation, the successful outreach programme exposes students from less advantaged and non-traditional backgrounds to opportunities within the property industry.

New brands

A dynamic blend of local independent and national brands make our assets some of the best performing in the country.

F&B and Leisure:

LANE 7 · COSMO · Popeyes · GDK · PRET · wagamama

FAYRE PLAY · Gymfinity Kids CLUBS & NURSERIES · Individually Zizzi Italian · WING STOP · GAIL's · MOJO

Retail:

RITUALS... · LEGO · THE PERFUME SHOP · iStore · SKECHERS · b&m

White Stuff · H&M · LIDL · The Entertainer Britain's Toy Shop · T.K.maxx · JD · next

HOBBS LONDON · WHISTLES · Superdrug · GO Outdoors · MOUNTAIN WAREHOUSE · Dreams

Pop-up brands

A diverse range of well-known brands and national charities which created excitement and interest at our assets.

Our regional locations

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Banbury Gateway Shopping Park p14

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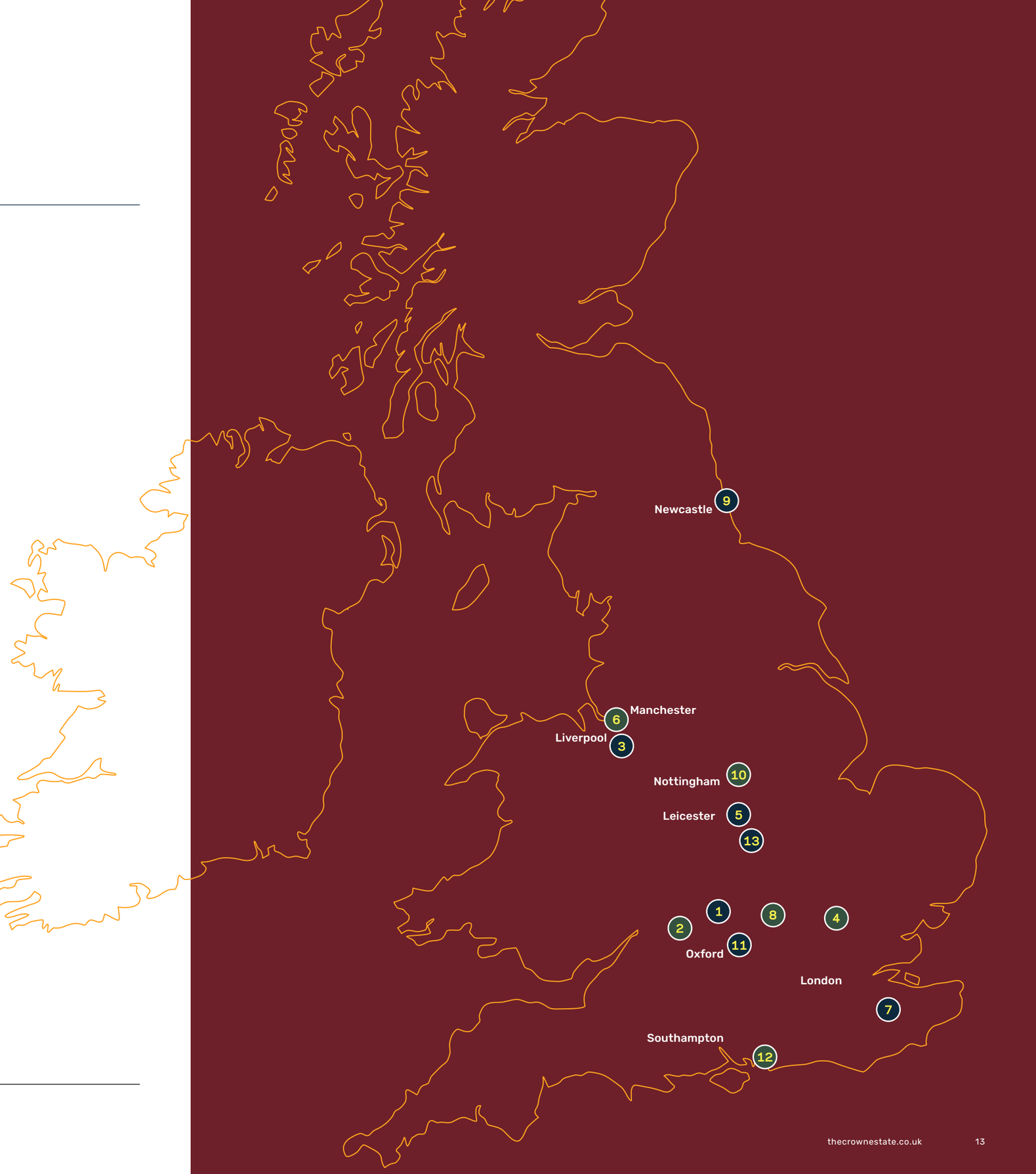
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Banbury Gateway Shopping Park

Home to popular retail brands, Banbury Gateway Shopping Park welcomes more than 4.5 million shoppers each year.

Anchored by M&S and Primark and with a variety of other strong retail brands including Next, Fatface, Superdrug, Skechers and Go Outdoors, Banbury Gateway Shopping Park is one of the region's premier shopping destinations.

Exceptionally well-connected, located just off Junction 11 of the M40 and A422 and only two miles from Banbury town centre. 86,000 cars pass the site each day on the M40. A regular bus service runs between Banbury town centre and Banbury Gateway.

£64

Average spend per visit with 92% of visitors making a retail purchase

69 minutes

Average dwell time



158,800 sq ft

587 spaces

Open A1

Banbury

OX16 3ER

www.banburygateway.co.uk

Connectivity

Banbury Gateway Shopping Park can be accessed from Junction 11 of the M40, approximately half a mile (1km) to the south, via the A422. Banbury town centre lies two miles (3km) to the south west of the park. A regular bus service links the park to the town centre.

- Unit LET
- Unit TO LET



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Gallagher Shopping Park

With over 4.3 million annual visits, Gallagher Shopping Park is Cheltenham's primary out-of-town retail destination.

With a variety of strong retailers, including Boots and Next, the park also benefits from a nearby 95,000 sq ft Sainsbury's supermarket and strong passing trade.

The park has been fully refurbished and, alongside well-established brands such as Hobbycraft and Sports Direct, it boasts other popular brands including Sofology, Tapi, Dreams and Matalan.

68 minutes

Average dwell time

85%

Of visitors make a retail purchase

£71

Average spend per visit



153,000 sq ft

1,013 spaces

Part Open A1, Part Restricted A1

Cheltenham

GL51 9RR

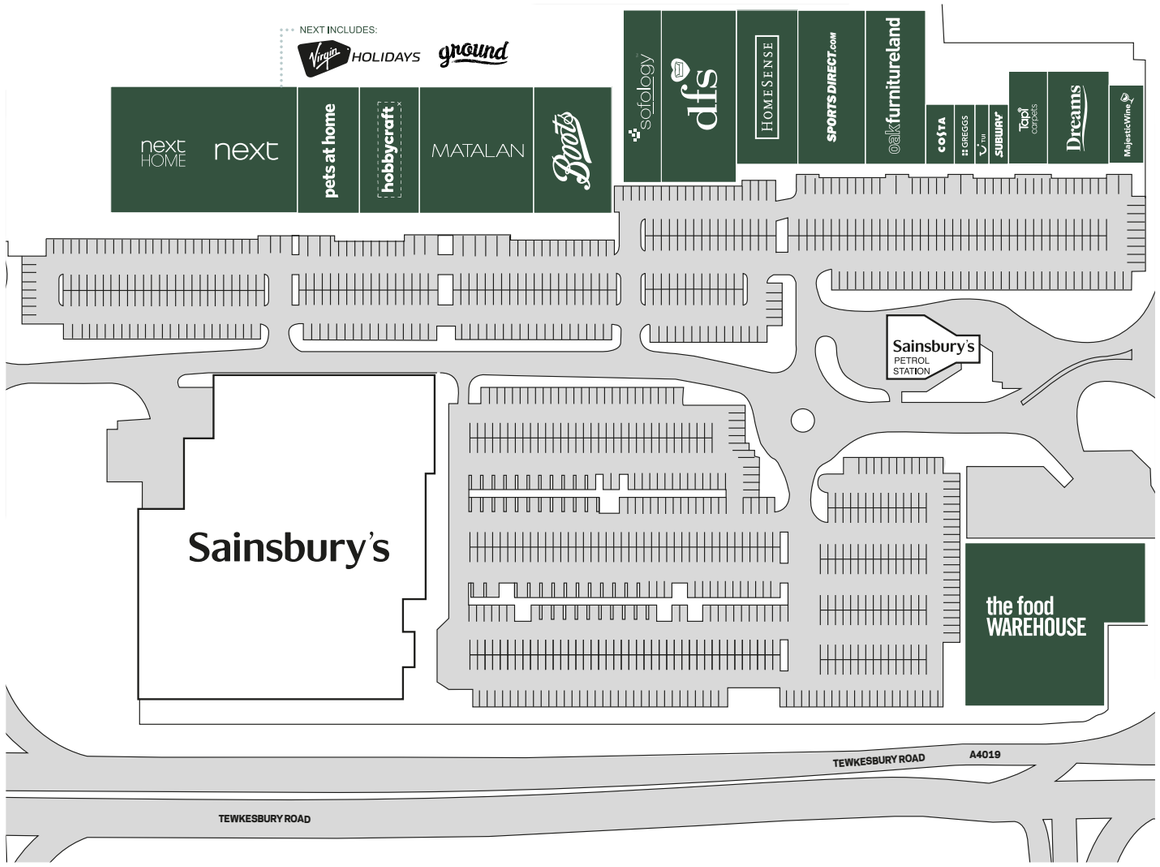
www.gallaghershopping.co.uk

Connectivity

Located 1.5 miles (2.5km) north west of Cheltenham town centre on the A4019 Tewkesbury Road, with easy links to the M5 and surrounding towns.

● Unit LET

○ Unit OUTSIDE OF OWNERSHIP



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Coliseum Shopping Park

An enticing mix of retail and leisure brands draws more than 3.7 million visitors to Coliseum Shopping Park every year.

Perfectly located beside Cheshire Oaks Designer Outlet and adjacent to Coliseum Leisure Park, the shopping park benefits from strong footfall and large volumes of loyal local visitors. Other attractions include Blue Planet Aquarium and the Cheshire Oaks David Lloyd Club. The appeal of this combined shopping, dining and leisure hub means the park also draws visitors from far beyond its core catchment.

Coliseum Shopping Park consists of 19 retail units, anchored by Next and Boots, and also offers a Starbucks, Burger King and Pizza Hut.

47 minutes

Average dwell time

76%

Retail conversion rate

£75

Average spend per visit.
UK shopping park average £61



- 210,000 sq ft
- 1,273 spaces
- Open A1
- Ellesmere Port
- CH65 9HD
- www.coliseumshoppingpark.com

Connectivity

Coliseum Shopping Park is located between Chester and Ellesmere Port, accessed from Junction 10 of the M53 (approximately 1 mile north of the junction with the M56).

- Unit LET
- Unit TO LET
- Unit UNDER OFFER
- Unit OUTSIDE OF OWNERSHIP



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Queensgate Centre

Well-loved stores and a mix of restaurants are a winning combination for Queensgate Centre.

Queensgate Centre is one of Essex's leading retail and leisure parks, boasting a wide catchment with shoppers combining convenience and purpose-led visits.

The centre includes Curry, Homesense, Hobbycraft, Next Home and popular food outlets.

4.3 million

Annual footfall

26%

Increase in footfall vs 2021

£84

Average retail spend per visit



224,000 sq ft

988 spaces

Restricted A1

Harlow

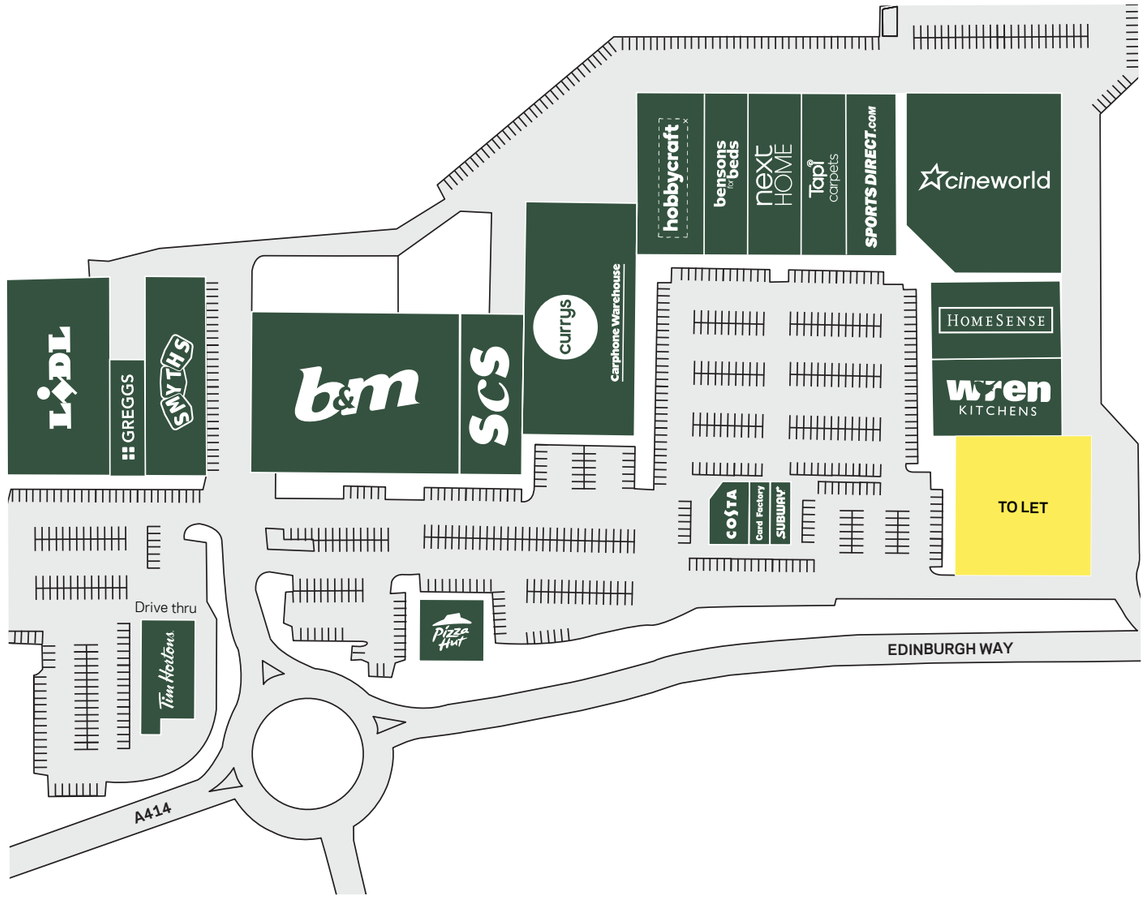
CM20 2DH

www.queensgatecentre.com

Connectivity

Queensgate Centre enjoys a highly accessible position. Just one mile (1.5km) north of Harlow town centre, it is located on Edinburgh Way (A414), with easy access to Junction 7 of the M11.

- Unit LET
- Unit TO LET



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Fosse Park

With 15 million visitors every year, Fosse Park is one of the nation's most successful shopping destinations.

Following its expansion, Fosse Park provides in excess of 750,000 sq ft of the best and largest (by floor area) out-of-town retail and leisure destinations in the UK.

Fosse Park offers a unique proposition with high quality, pedestrian-friendly public realm and a great mix of occupiers from high street favourites including Boots, M&S , Next, TK Maxx and Primark to Chaiiwala, Loungers, Zizzi, Nando's and Costa located in Food Central. Recent openings include Wagamama, Rituals and TFG, the second UK store to incorporate the brands Karen Millen, Hobbs, Whistles, Phase Eight and Inside Story.

15 million

Annual footfall

£93

Average spend per visit

£982 million

Retail spend potential (including grocery and catering). Fosse Park ranks 23rd in the UK, which is in the top 1% of destinations



758,500 sq ft

3,100 spaces

Fosse Park North, Open A1
Fosse Park South, Restricted A1
Fosse Park West, Open A1

Leicester

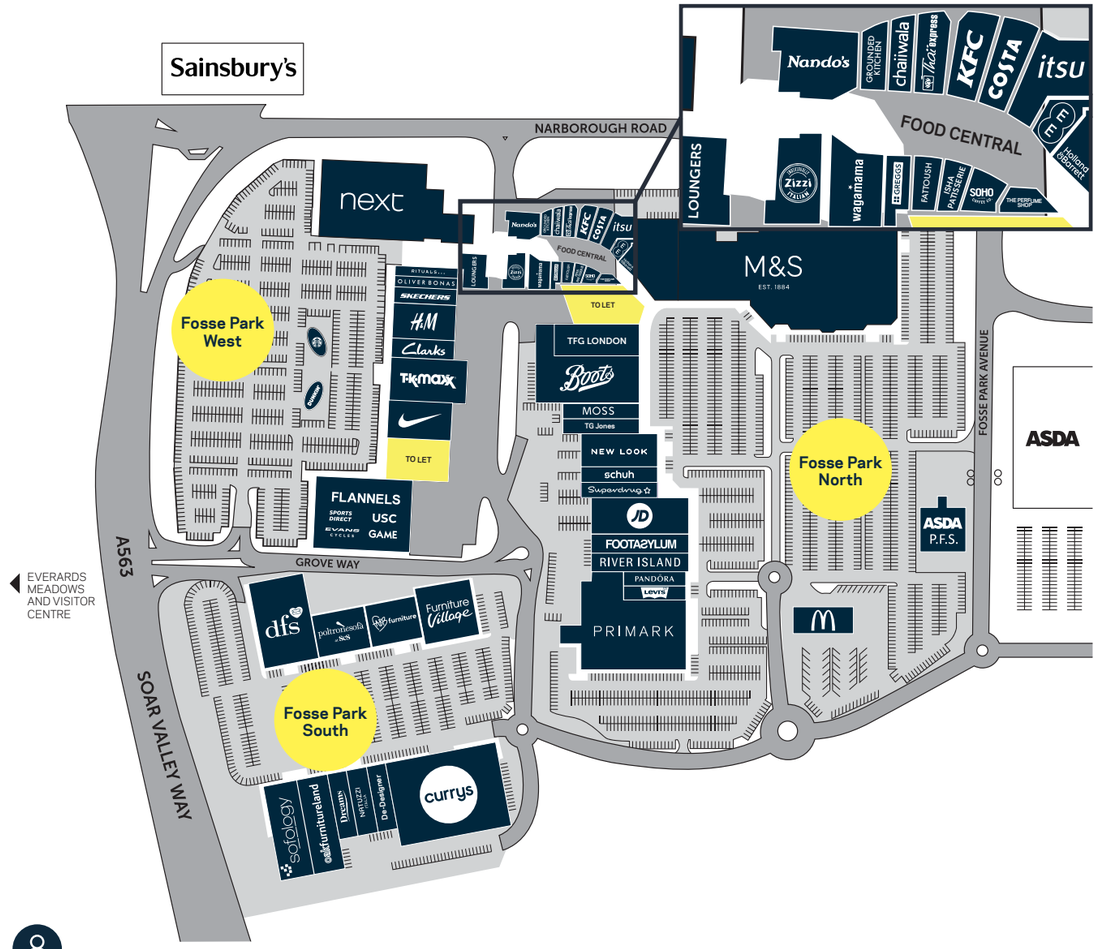
LE19 1HY

www.fosseshoppingpark.co.uk

Connectivity

Fosse Park is three miles (5km) south west of Leicester city centre, adjacent to the A563 Leicester orbital ring road, and just half a mile from the M1.

- Unit LET
- Unit UNDER OFFER
- Unit TO LET
- Unit OUTSIDE OF OWNERSHIP



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Aintree Shopping Park

Aintree Shopping Park boasts easy accessibility, an affluent catchment and an annual footfall of 8 million.

Home to 14 retailers, including B&Q, M&S, Boots and a flagship Next store, plus restaurants including Nando's, Tim Hortons, McDonald's and Greggs.

This well-connected shopping destination serves a local, affluent catchment and benefits from a range of purpose-driven shopper trips.

The park benefits from 1,100 free car parking spaces and is serviced by several bus links.

8 million

Annual footfall

87 minutes

Average dwell time

87%

Conversion rate



299,930 sq ft

1,100 spaces

Part Open A1, Part Restricted A1

Liverpool

L9 5AN

www.aintreeshoppingpark.co.uk

Connectivity

Aintree Shopping Park is located 6.5 miles (10.5km) north of Liverpool city centre. It lies on the A59 Ormskirk Road, which is the main arterial route linking the M57 and M58 interchange and the city centre. The junction to the M57 and M58 motorways is half a mile (0.75km) to the north.

● Unit LET



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South Aylesford Retail Park

A thriving shopping park, South Aylesford Retail Park is located within an affluent catchment outside Maidstone town centre.

This popular retail and leisure destination offers an enjoyable shopping experience in an accessible location. With annual footfall of 2.9 million, aided by the 54,000 sq ft Sainsbury's supermarket adjacent to the park, South Aylesford Retail Park has a loyal, affluent local shopper base.

With a varied range of popular stores, from Currys and Homebase to M&S Foodhall and Wren Kitchens, this convenient shopping hub has widened its appeal with a range of food and Café operators including Nando's, M&S Cafe and Costa.

2.9 million

Annual footfall

2.4%

Increase in footfall April/May 2021 compared to 2019

£67

Average retail spend per visit



167,000 sq ft

528 spaces

Restricted A1

Maidstone

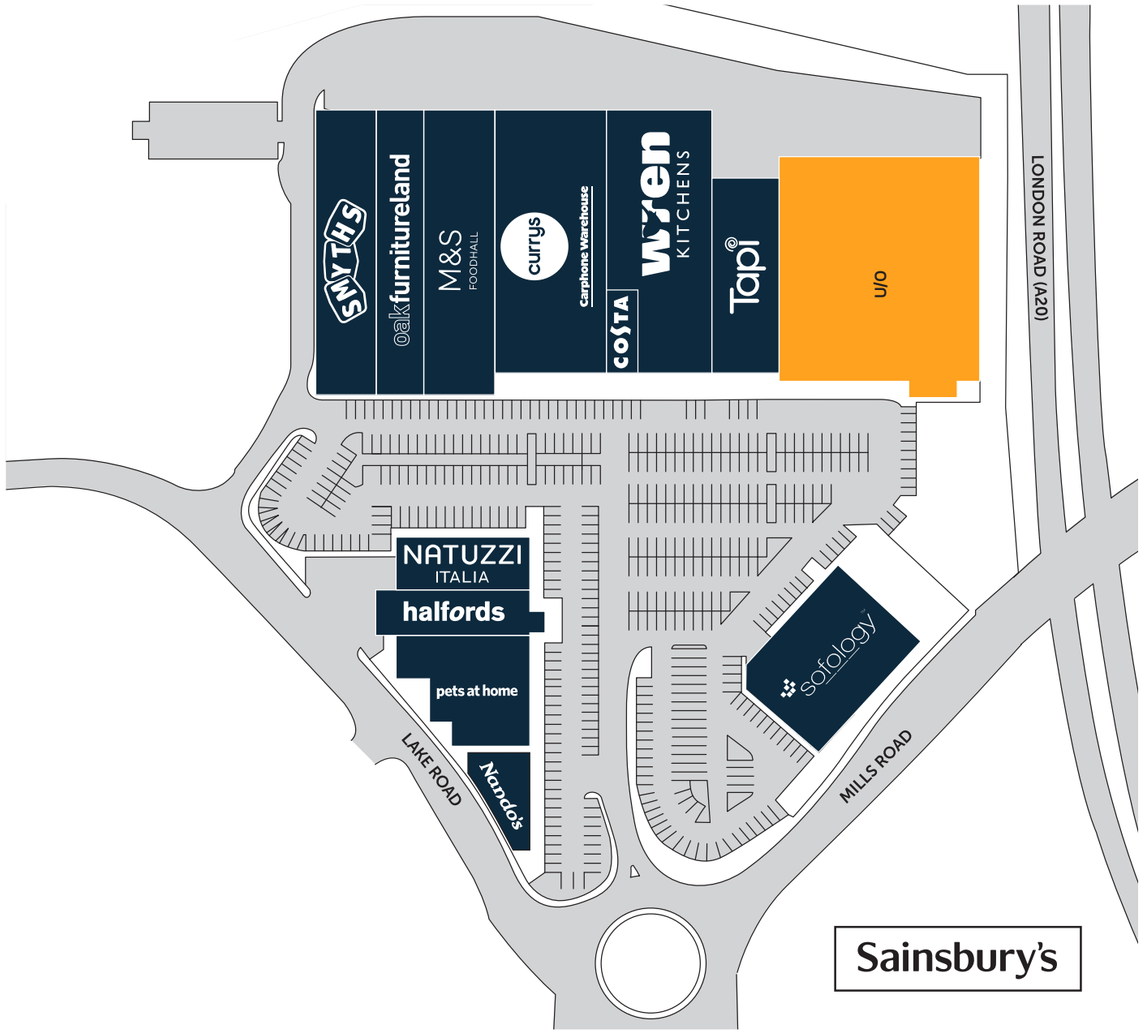
ME20 7TP

www.southaylesfordretailpark.co.uk

Connectivity

South Aylesford Retail Park is prominently located alongside the A20 London Road. Maidstone town centre is three miles (5km) to the south east of the park, and Junction 5 of the M20 is one mile (1.6km) away.

- Unit LET
- Unit UNDER OFFER
- Unit OUTSIDE OF OWNERSHIP



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MK1 Shopping & Leisure Park

MK1 Shopping & Leisure Park is prominently located in one of the region's prime retail and leisure spots.

Situated next to Stadium MK, home of Milton Keynes Dons Football Club, the park forms part of a major regional retail and leisure destination with an IKEA superstore and Asda nearby.

The park's anchor retailers are M&S, Next, Primark and H&M, while the leisure park is home to an ODEON IMAX cinema and restaurants, including Nando's, Wagamama and Pizza Express.

7.8 million

Annual footfall

66 minutes

Dwell time

£64

Average spend per visit

83%

Retail conversion



3,050,000 sq ft

Shopping: 610 spaces
Leisure: 388 spaces
(match day restrictions in place)

Shopping: A1 / Leisure: A3

Milton Keynes

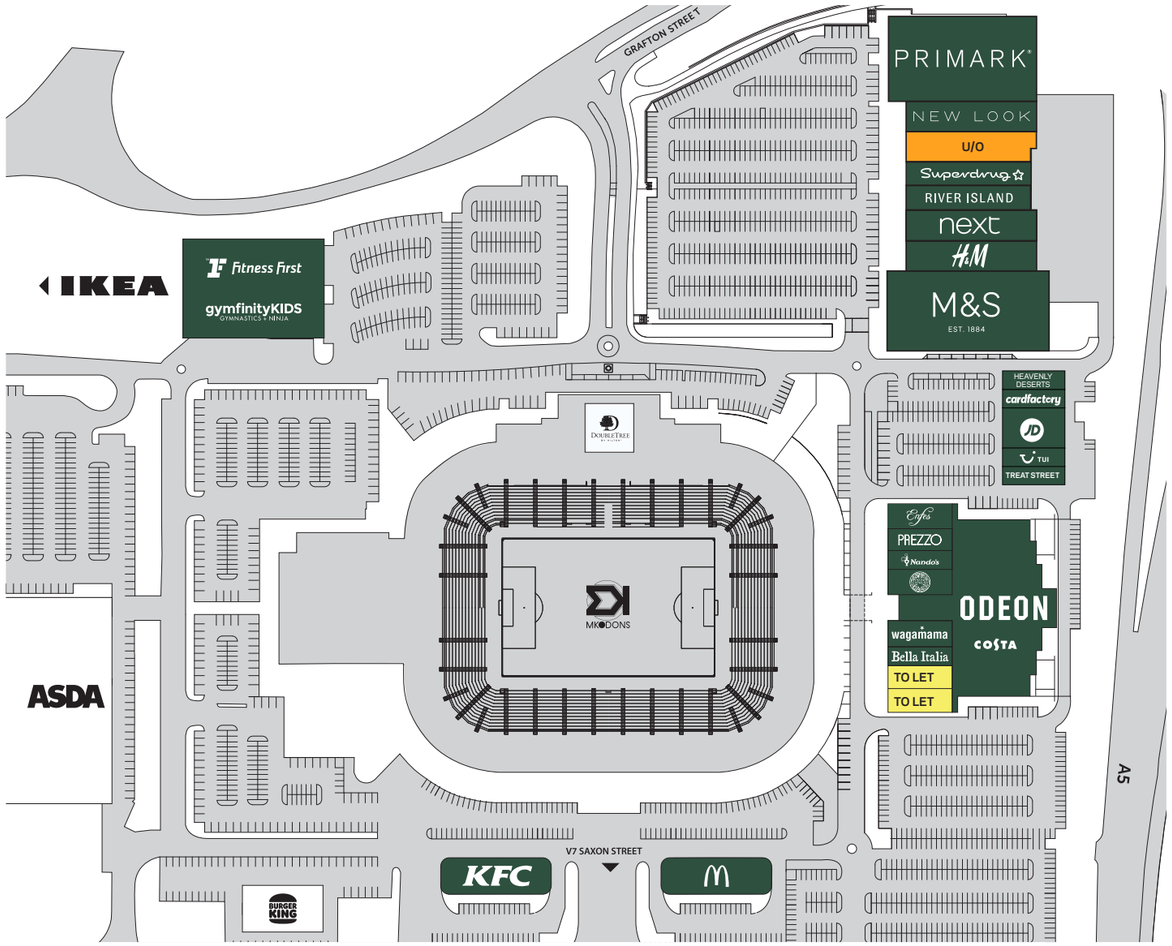
MK1 1ST

www.mk1shoppingpark.co.uk

Connectivity

MK1 Shopping & Leisure Park is located to the south of central Milton Keynes. The nearby roundabout intersection of the A5 dual carriageway offers fast, easy access to the town centre and surrounding region.

- Unit LET
- Unit TO LET
- Unit OUTSIDE OF OWNERSHIP
- Unit UNDER OFFER



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Silverlink Shopping Park

With a perfect blend of fashion, tech and homeware brands, Silverlink Shopping Park satisfies all shopping needs.

Home to retailers including Boots, Currys, H&M, JD Sports, New Look, Next, River Island and Wren Kitchens, and anchored by M&S, retail conversion rates are 9% higher than the rest of the UK.

With easy access to Newcastle city centre and ample parking, the park also benefits from leisure visitors to the nearby ODEON cinema and restaurants.

10 million

Annual footfall

84%

Retail conversion rate



208,000 sq ft

927 spaces

Predominantly Open A1

Newcastle

NE28 9ND

www.silverlinkshoppingpark.co.uk

Connectivity

Silverlink Shopping Park is at the junction of the A19 and A1058 (Coast Road), four miles (6km) to the east of Newcastle.

- Unit LET
- Unit TO LET
- Unit UNDER OFFER
- Unit OUTSIDE OF OWNERSHIP



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Victoria Retail Park

Victoria Retail Park is a favourite with its loyal and affluent locals and attracts over 4.6 million visitors a year.

Located just four miles from the centre of Nottingham, Victoria Retail Park is home to brands including M&S Foodhall, TK Maxx, Next, Boots, Pets at Home and B&Q.

The park benefits from a strong trading location, opposite a Morrisons supermarket and DW Fitness Club, while McDonald's, Subway and Greggs provide a further attraction for the park's visitors.

89%

Retail conversion rate

£63

Average retail spend per visit

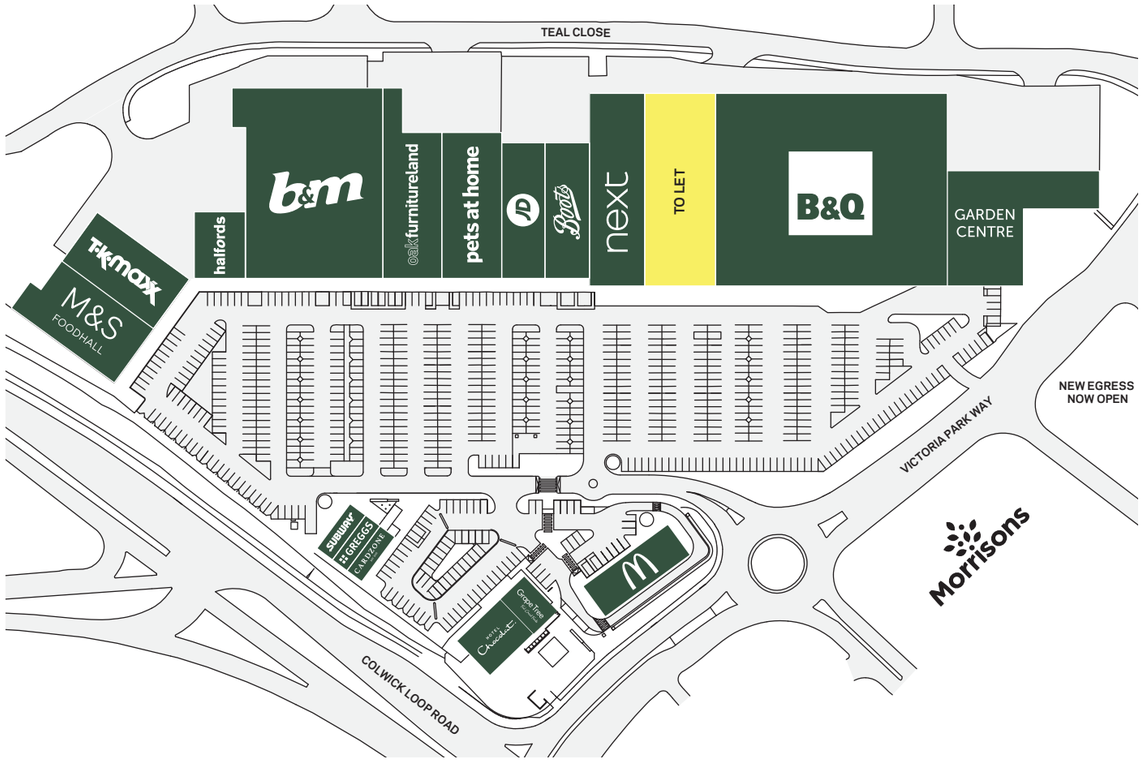


- 205,000 sq ft
- 674 spaces
- Open A1 (non-food)
- Nottingham
- NG4 2PE
- www.victoriaretailpark.co.uk

Connectivity

Victoria Retail Park is prominently situated on the A612 Colwick Loop Road – one of the main routes to Nottingham city centre, which is four miles (6km) away. This convenient location makes the park easily accessible to the extensive catchment areas north and east of Nottingham.

- Unit LET
- Unit TO LET



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Westgate

Westgate Oxford is an innovative experience-led retail and leisure destination in the heart of the historic city centre.

Launched in October 2017, Westgate Oxford is a world-class retail and leisure destination, delivering a ground-breaking shopping centre that transforms the city's shopping experience and complements its architectural heritage. It is currently one of the most sustainable retail centres to be built and attracts over 2.8 million visitors a year

The centre features public spaces, as well as a curated mix of retail stores, boutiques and leisure outlets ranging from affordable luxury to the best of the high street plus a brand new John Lewis store.

There is a new five-screen boutique cinema, 12 restaurants, bars on the roof terrace and Westgate Social houses five very different independent food outlets.



800,000 sq ft of shopping, leisure and dining

Open A1 and A3

Oxford

OX1 1TR

www.westgateoxford.co.uk

Connectivity

Located in the city centre, a 10-minute walk from Oxford train station and 20-minute drive from the M40, Westgate is Oxford's premium retail and leisure destination.

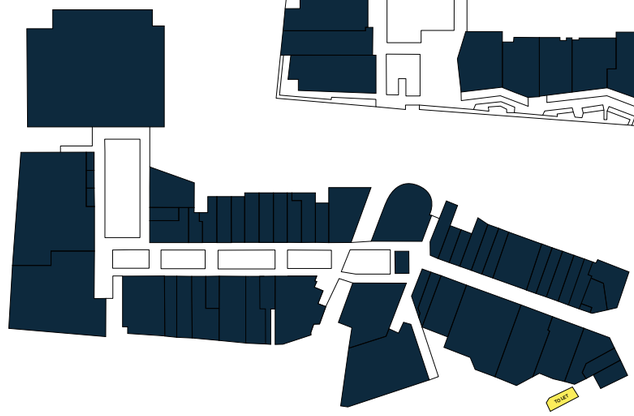
Owned as part of a 50:50 joint venture with Landsec.

- Unit LET
- Unit TO LET
- Unit UNDER OFFER

ROOF TERRACE



UPPER GROUND FLOOR



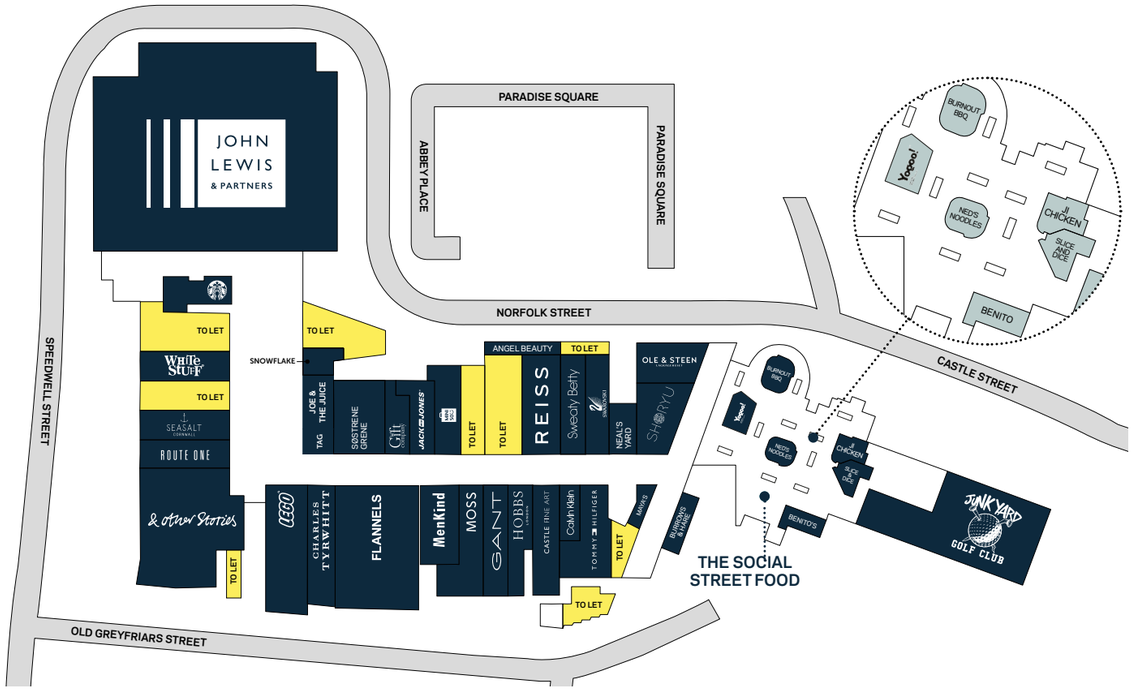
LOWER GROUND FLOOR



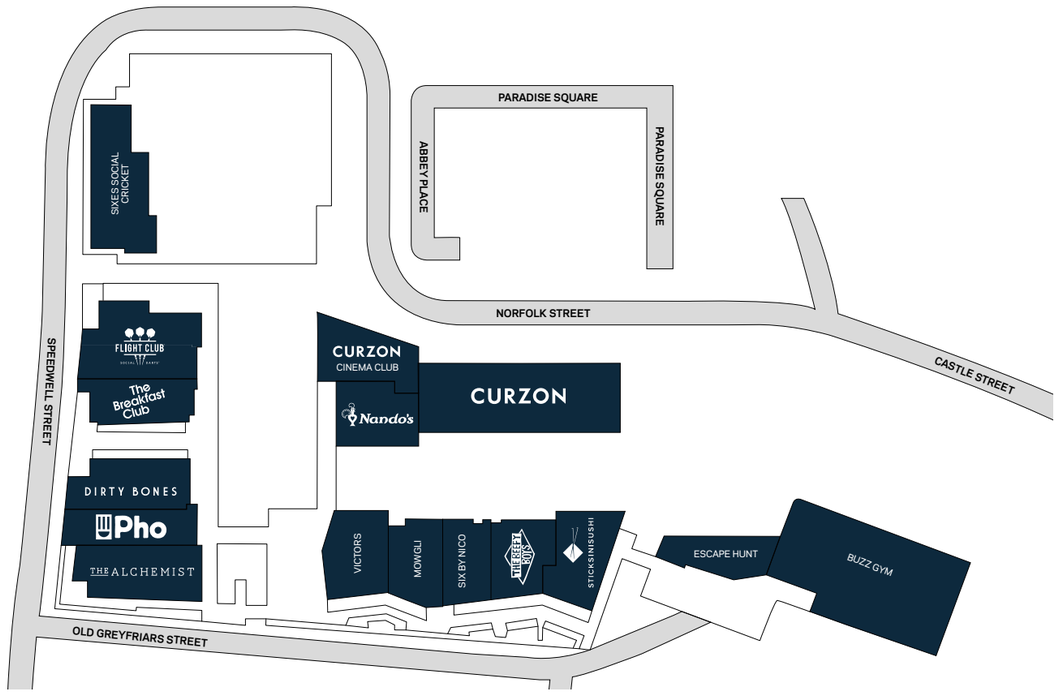
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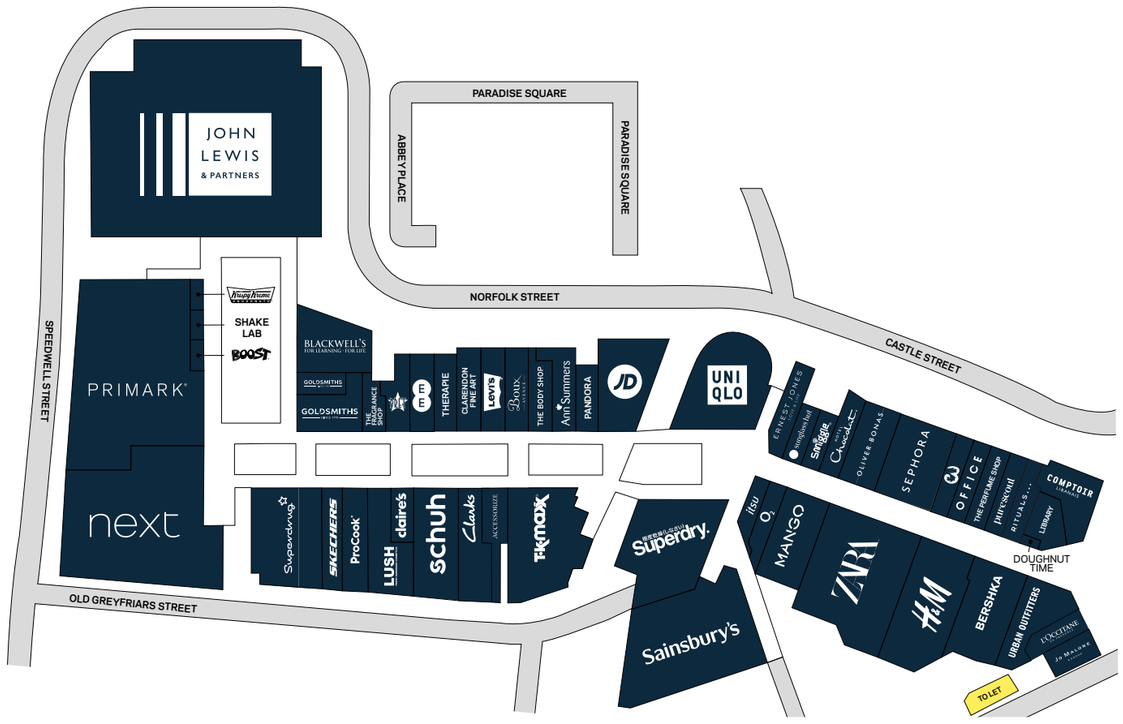
LOWER GROUND FLOOR



ROOF TERRACE



UPPER GROUND FLOOR









Ocean Retail Park

Ocean Retail Park is conveniently located on the outskirts of the waterfront city of Portsmouth.

Welcoming over 4.2 million visitors a year, Ocean Retail Park includes major household names, such as M&S, Lidl, Boots, Halfords, Currys, TK Maxx and Tapi. It also boasts a range of popular food and drink occupiers, including Subway, McDonald's and Costa.

Easily accessible from the M27, Ocean Retail Park services a significant local catchment.

35%

Increase in footfall Jan – Aug 2021 compared to 2019

92%

Retail conversion rate

£65

Average shopper spend per visit



175,000 sq ft

658 spaces

Open A1

Portsmouth

PO3 5NP

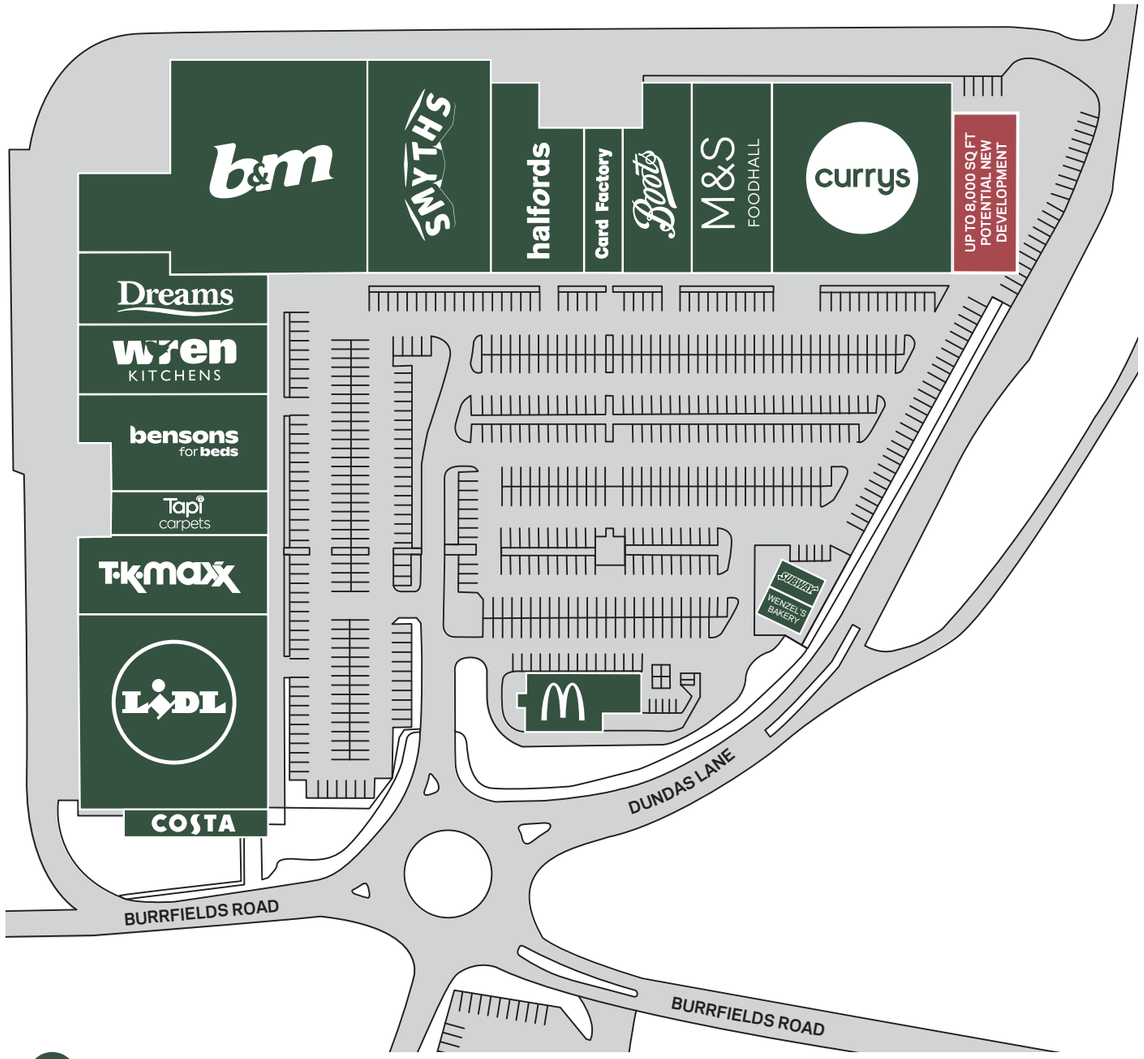
www.oceanretailpark.co.uk

Connectivity

Ocean Retail Park is conveniently located between the A2030 and A288. These arterial routes make the park easy to access from across the city and offer fast, direct links to the M27.

Unit LET

Unit PROPOSED DEVELOPMENT



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Rushden Lakes

The revolutionary Rushden Lakes blazes a trail for the next generation of retail and leisure destinations.

Rushden Lakes brings together the very best in retail, leisure and dining, set beside 200 acres of protected Nene Wetlands nature reserve and a stunning lake. Visitors are able to enjoy shopping, walking, alfresco dining and canoeing in equal measure.

Rushden Lakes is home to a mix of local independents and many well-established brands, including Primark, JD Sports and M&S. Recent openings include The Entertainer, iStore, Rituals, Seasalt, Wingstop, Popeyes and Pret a Manger.

The West Terrace offers a range of exciting leisure activities including a 14 screen Cineworld, Flip Out, Rock Up, 360 Play and Paradise Island Adventure Golf which is complimented with a mix of lakeside and café culture dining options including, Lago Lounge, Nando's and Wagamama.

8.4 million

Annual visitors to October 2025. +4% YoY

88%

Retail conversion

£90

Average retail spend per visit

101 minutes

Average dwell time



450,000 sq ft of retail, F&B and leisure

Large car park with dedicated disabled and accessible parking bays, and electric car-charging points.

Open A1

Rushden

NN10 6FH

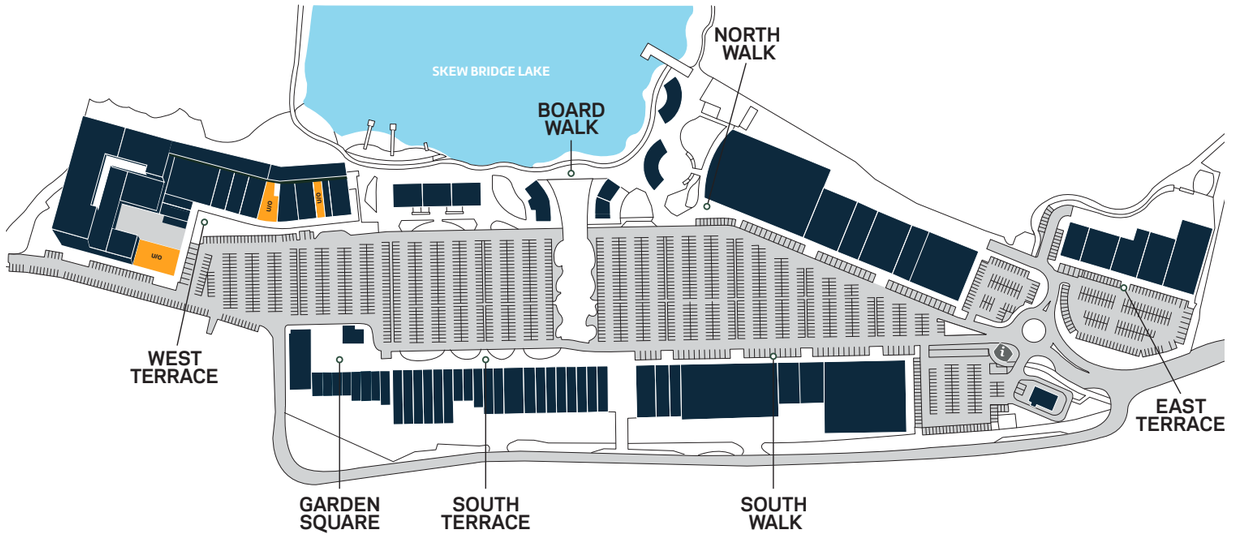
www.rushdenlakes.com

Connectivity

Prominently located on the A45, 1.5 miles from Rushden, Rushden Lakes offers excellent links to Northampton, Peterborough, Milton Keynes, Cambridge and Leicester.

The introduction of a new pedestrian footbridge over the A45 provides easy access by foot or bike to nearby Rushden town centre.

- Unit LET
- Unit TO LET
- Unit UNDER OFFER

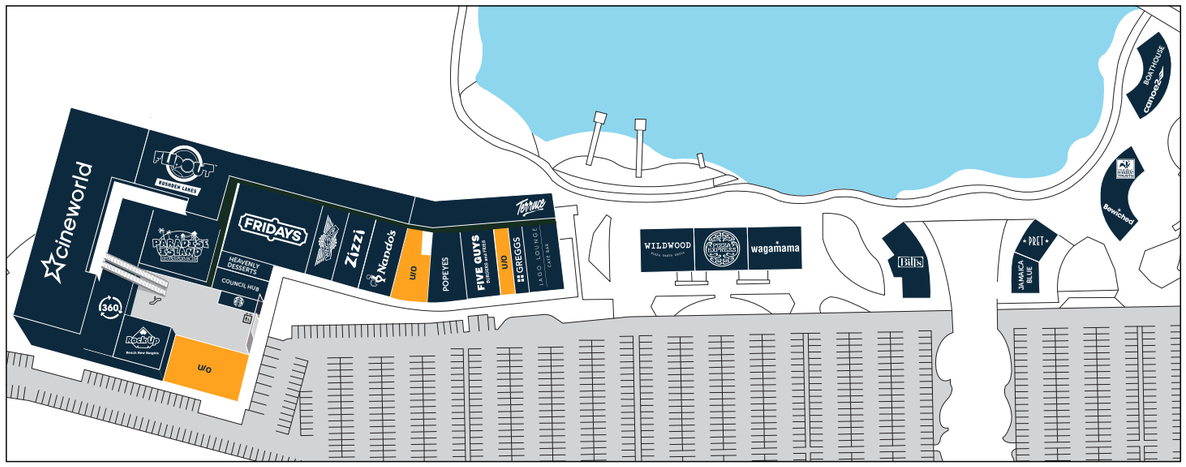


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Back to map

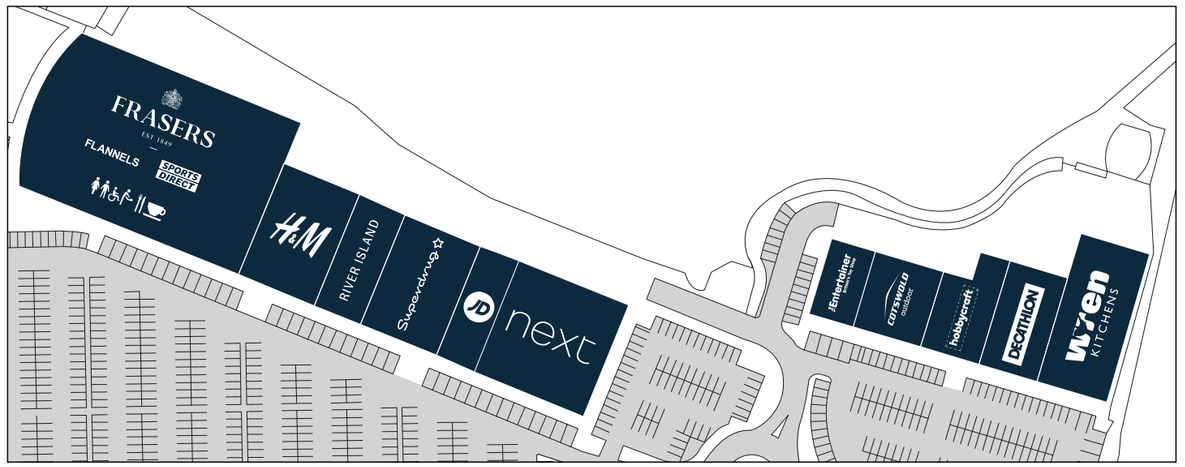


WEST TERRACE

SOUTH WALK
SOUTH TERRACE
GARDEN SQUARE

BOARD WALK

NORTH WALK
EAST TERRACE

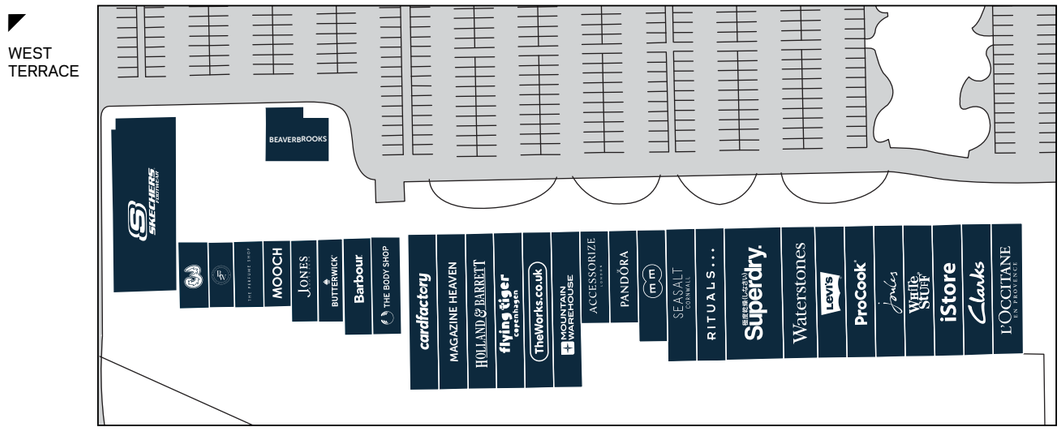


NORTH WALK

BOARD WALK
WEST TERRACE

EAST TERRACE

SOUTH WALK
SOUTH TERRACE
GARDEN SQUARE



WEST TERRACE

BOARD WALK

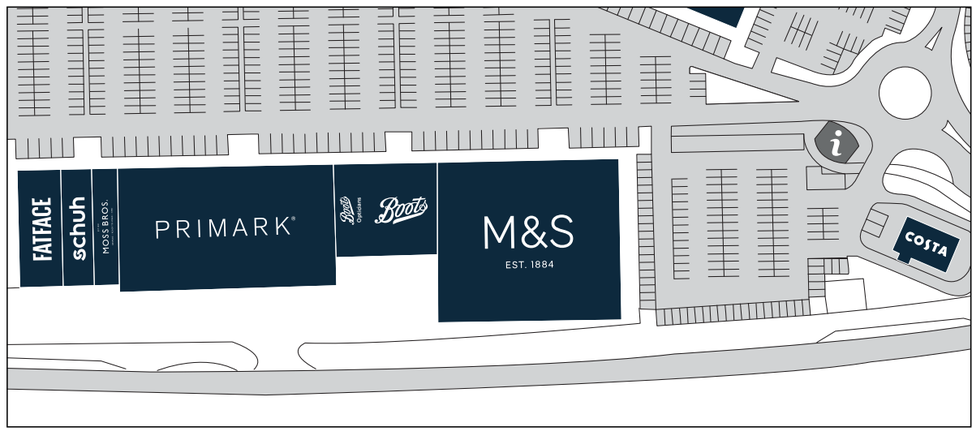
NORTH WALK

EAST TERRACE

SOUTH WALK

GARDEN SQUARE

SOUTH TERRACE



NORTH WALK

EAST TERRACE

GARDEN SQUARE

SOUTH TERRACE

SOUTH WALK

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Consumer survey data provided by CACI unless stated otherwise and Springboard

Footfall statistics provided by Fetch Analytics and MRI 2025

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