



CASTLEGATE BUSINESS & LEISURE PARK | DUDLEY

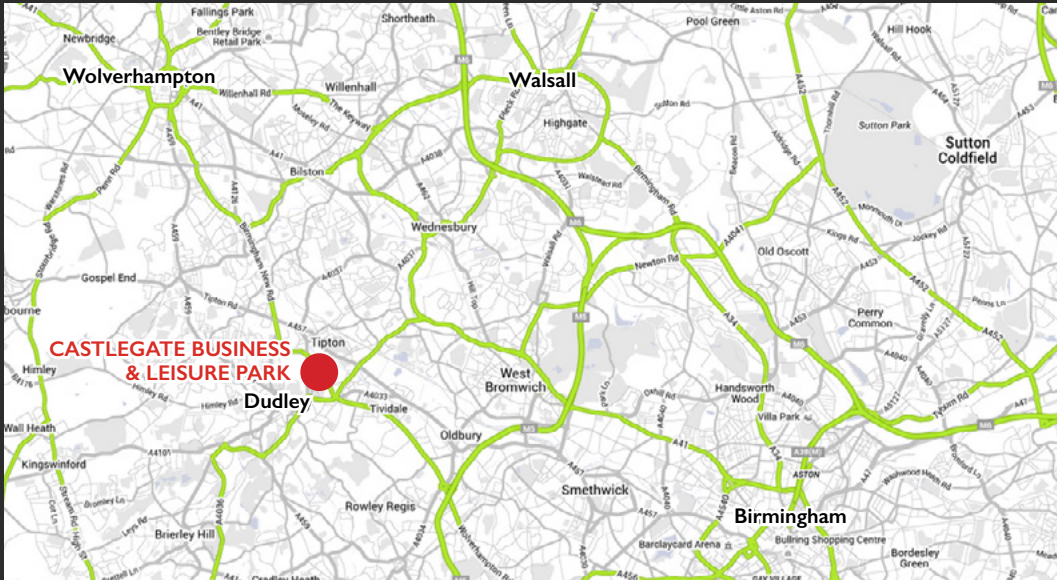
New restaurant opportunity up to 4,000 sq ft

- Located on an established leisure & office park
- Prominence to the A461 Birmingham Road
- Adjacent to the De Vere Village Hotel & Premier Inn
- High profile position to 40,000 vehicles daily



Artist impression of potential restaurant.

Last unit remaining



DEMOGRAPHICS



270,000
10 minute drive time
population



1,000,000
20 minute drive time
population



Over **550,000**
annual cinema
attendances



40,000
vehicles passing
daily

Source: CACI 2015

LOCATION

The property is located within a new leisure cluster in Castlegate Leisure & Business Park, one of the Black Country's most established office and leisure destinations. The site is adjacent to the A461 dual carriageway, one of the main arterial routes into Dudley. Birmingham city centre is located 10 miles to the east and Wolverhampton is 6 miles to the north.

The main leisure park is anchored by a 14 screen, 2,800-seater Showcase cinema and Bowlplex Centre, alongside a Nandos, Frankie and Benny's, Bella Italia, Chiquitos, McDonalds, Pizza Hut and The Boston Fittle Public House. The park also benefits from a 63-bed Premier Inn and 98-bed De Vere Village Hotel with conference centre and fitness club. The business park comprises multi-let offices occupied by tenants including Rentokil and Civica.

A Tesco Extra supermarket is situated adjacent to the park and both Dudley Zoological Gardens and The Black Country Museum are within walking distance.



The park has excellent road links via Junction 2 of the M5, located less than 3 miles to the east. The M5 links to the M42 to the south and the M6 to the north, forming the orbital motorway network around Birmingham.



The park is also within walking distance of Dudley Port Railway Station, providing regular services to Wolverhampton (10 minutes) and Birmingham New Street (15 minutes).



Phase 1: Greene King under construction . Delivered October 2016.

Phase 2: Costa & KFC under construction. Delivered October 2016.

Phase 3: Available restaurant unit up to 4,000 sq ft.

DESCRIPTION

The unit will be delivered as part of a new leisure cluster comprising a KFC, Costa Coffee and Hungry Horse restaurant.

Occupying a prominent corner position, the property will comprise a new build single storey restaurant unit extending to up to 4,000 sq ft with outdoor seating areas and use of free parking spaces.

The site can be accessed via Castlegate Drive or Castlegate Way, leading from the A461 Birmingham Road.

PLANNING

The site has outline planning consent for an A3 unit of up to 4,000 sq ft. Further details available upon request.

TERMS

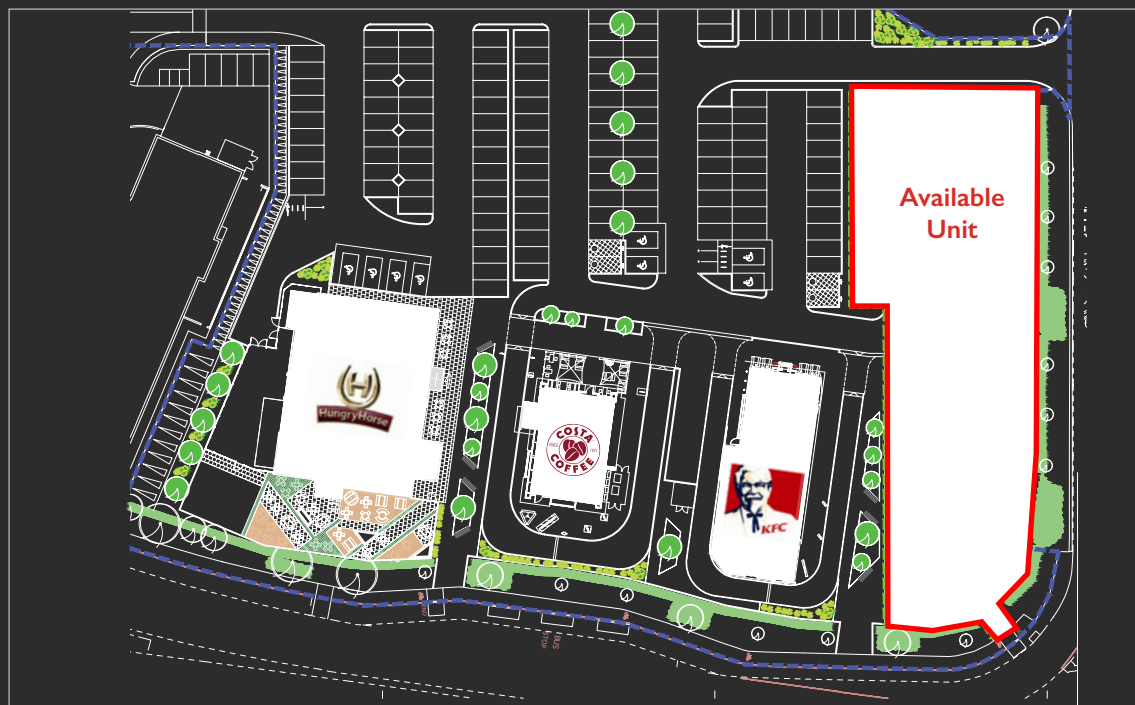
The unit will be available on a new institutional FR&I lease, to be built to an agreed specification. Terms and rental available from the joint agents.

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Artist impression of potential restaurant.

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