

To Let
**Retail & Leisure Opportunities,
At The Heart Of Dunstable**

500 - 6,000 sq.ft



Prime Shopping In The Centre Of Dunstable

Dunstable is a popular market town located in central Bedfordshire, 6 miles west of Luton, 35 miles north of London. With a resident population of approximately 36,000 and a loyal shopper catchment, Dunstable has a great retail offer with a superb blend of recognised high street names through to small independent shops. The town also has an expanding leisure scene with a number of established restaurants and bars scattered throughout the town centre.

In recent years Dunstable has seen continued growth with a significant number of residential developments in the pipeline. There are approximately 10,500 new dwellings proposed within a 3 mile radius of the town centre.

91%
LET

6
New Lettings in
the last 12 months
including, Poundworld,
Select, CEX and
Coffee Republic

Exciting New
Refurbishment
Scheme

KEY:

- Vacant
- In Solicitors

140,000 sq.ft
Of Retail
Accommodation

240
Space Integral
Car Park

The Prime Retail Focus

Dominating the town centre and providing the prime retail focus in Dunstable, The Quadrant Shopping Centre provides **140,000 sq.ft** of purpose built retail accommodation comprising some **45 units**. The Centre is home to a number of well-known brands including **Clarks, WHSmith, New Look, Burger King and Costa Coffee**.

Occupying a strategic position in the towns retail core, The Quadrant has high profile frontages to both the High Street (A5) and Church Street and is directly adjacent to a **76,000 sq.ft** ASDA supermarket.

The Quadrant has an integral **240 space** surface "Pay and Display" car park which also serves as one of Dunstable's main parking facilities therefore adding to the centre's strong weekly footfall.



Take The Next Step

A range of retail and leisure opportunities are available.
For further information on terms and current availability
please contact the joint letting agents.

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HOLLAND



QUADRANT
SHOPPING CENTRE



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