



FESTIVAL PARK
branded outlet shopping
EBBW VALE

Leasing Guide

*Outlet Shopping &
Leisure Destination*

Now open in Festival Park

Combining Outlet Shopping and Leisure



Super Tubing

- The UK's longest super tubing run
- A thrilling 120m ride
- A family attraction that accelerates through Festival Park woodland
- The only shopping centre in the UK to operate a super tubing run
- Hilltop cafe and scenic views



The Red Dragon's Adventure Castle

- The region's biggest outdoor play area
- Fully interactive family outdoor play area
- Welsh themed play castle
- A free attraction
- Another reason to visit Festival Park

Further leisure attractions coming soon



FESTIVAL PARK

Festival Park Shopping & leisure



FESTIVAL PARK
branded outlet shopping
EBBW VALE

Festival Park has undergone dramatic improvement over the last 12 months. The arrival of M&S, GAP and NIKE has seen a huge increase in **turnover performance**.

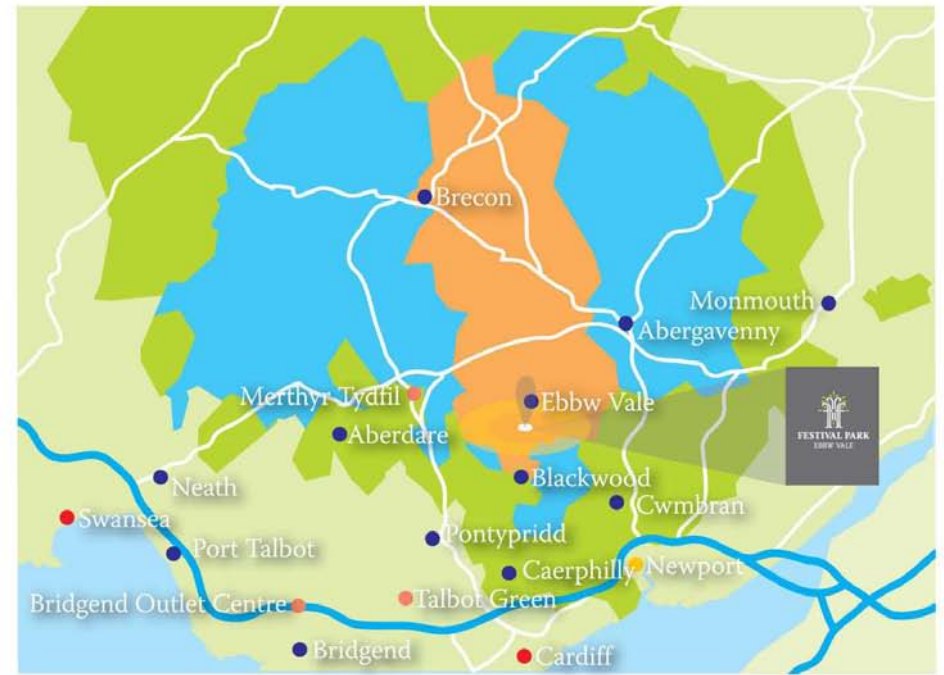
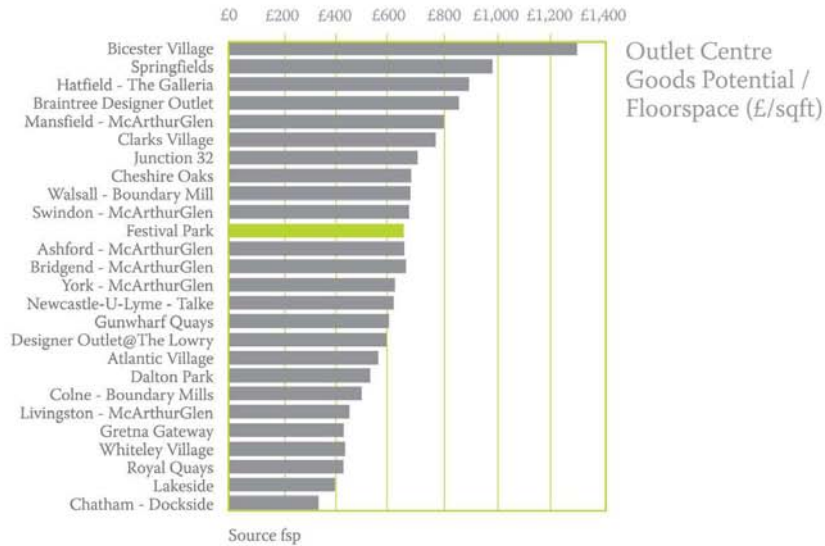
The positioning of the centre as a leisure attraction is supported by the opening of the UK's **longest super tubing run** and the regions **largest adventure play castle**. Set in 70 acres of parkland, the outlet centre covers 100,000 sq ft and comprises of over 40 units, leisure attractions a garden centre, owl sanctuary, cafe and restaurant and 863 free car parking spaces.

- | | |
|---------------------------|---------------------|
| Toilets | Car park |
| Information | Owl Sanctuary |
| Parent & Toddler Parking | Disabled parking |
| Baby Changing | Woodland Walks |
| Disabled Toilets | Food & Refreshments |
| Ebbw Vale Parkway Station | Picnic area |
| Wheelchair hire | Cash Machine |



A large and under shopped market

- TOTAL CATCHMENT EXPENDITURE (EXCLUDING CATERING) OF £2.2 BILLION, INCLUDING A FASHION MARKET OF £982 MILLION
- ESTIMATED RESIDENT BASED SHOPPING POTENTIAL OF £78.2 MILLION
- ADDITIONAL CATCHMENT WIDE ANNUAL TOURIST VISITOR POTENTIAL OF £97 MILLION ON RETAIL GOODS AND £159 MILLION ON CATERING
- WEAK COMPETITION COMPARED TO OTHER PARTS OF THE UNITED KINGDOM
- LIMITED CATCHMENT OVERLAP DUE TO THE NEAREST COMPETING OUTLET BEING OVER ONE HOUR AWAY



Catchment Segments

- Primary
- Secondary
- Tertiary

Shopping Locations

- Major City
- Minor Regional Centre
- District Centre
- Other out of town

FESTIVAL PARK

CHD PROPERTY

CHARTERED SURVEYORS
020 7734 2080
londonoffice@chdproperty.com

Charles Dring
T: 0207 734 2080
londonoffice@chdproperty.com



020 7629 8171
Ian Barbour
T: 0207 629 8171
ian.barbour@knightfrank.com



Ian Sanderson
T: 020 7408 1008
ian.sanderson@ChesterProperties.co.uk