

65%
PRE LET
OPENING
Q4 2015

yate
RIVERSIDE

next
★ cineworld
CINEMAS
PREZZO
Dean's
DINER
pets
at home
Frankie & Benny's
NEW YORK ITALIAN RESTAURANT & BAR

A NEW RETAIL AND
LEISURE DESTINATION
FOR SOUTH
GLOUCESTERSHIRE

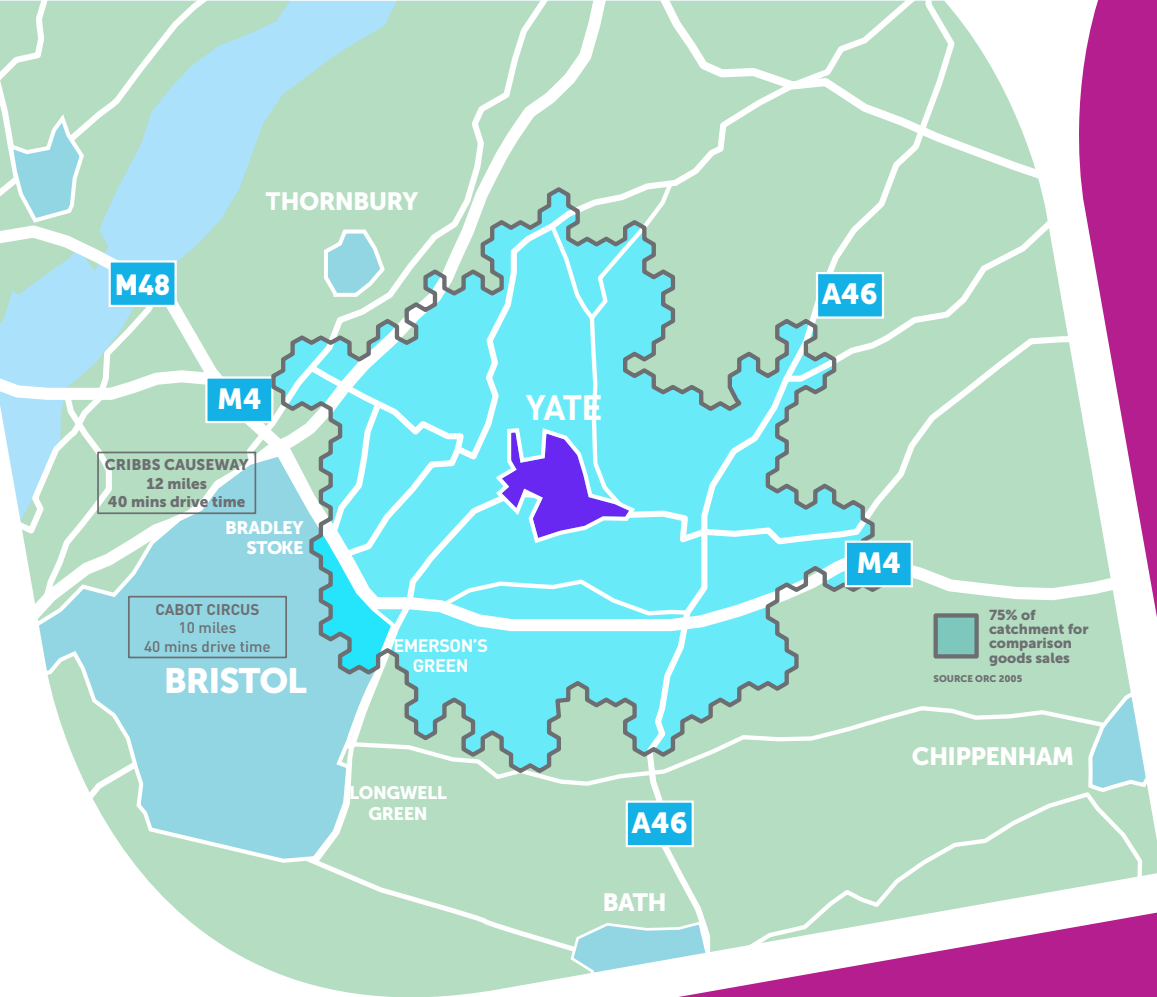




SUMMARY

- 98,000 SQ FT SCHEME
- 6-SCREEN CINEWORLD, NEXT, PETS AT HOME, PREZZO, FRANKIE & BENNY'S, DEAN'S DINER ALREADY SIGNED
- COMPLETION DUE SEPTEMBER 2015
- 360 NEW CAR PARKING SPACES IN ADDITION TO EXISTING 1,490
- ADJACENT TO ESTABLISHED 450,000 SQ FT SHOPPING CENTRE





A SIGNIFICANT AND GROWING CATCHMENT

- 3,500 HOMES PLANNED IN YATE
- 450,000 CATCHMENT FROM SOUTH GLOUCESTERSHIRE & BRISTOL
- YOUTHFUL POPULATION WITH 25-54 AGE GROUPS ABOVE THE REGIONAL AVERAGE
- 40% OF POPULATION AGED 25-44
- LOW UNEMPLOYMENT AT 1/3 LESS THAN THE NATIONAL AVERAGE

AFFLUENT MOSAIC GROUPS IN IMMEDIATE CATCHMENT

PROFESSIONAL REWARDS

- MARRIED WITH CHILDREN
- SENIOR CAREER POSITION
- SIGNIFICANT EQUITY
- WELL EDUCATED
- CAR OWNERSHIP

CAREERS & KIDS

- FAMILY WITH YOUNG CHILDREN
- SOLID INCOMES
- CONSUMER CREDIT
- HOME LIFE BALANCE
- TECHNOLOGICALLY AWARE



Located on the town's ring road, Yate Riverside will create a new leisure quarter for the successful town centre scheme.

- 1,850 FREE CAR PARKING SPACES
- 100 RETAILERS TRADING
- 110,000 SQ FT TESCO EXTRA
- 6% RISE IN FOOTFALL 2013-2014
- 12M CUSTOMERS PER ANNUM





Availability Schedule

Unit	Ground Floor	1st Floor/ Mezzanine	Ground Floor	1st Floor/ Mezzanine
	Sq ft		Sq m	
SU3	7,000	12,450	2,134	3,795
R1	3,500		1,067	
R2	3,500		1,067	
R6		7,450		2,271
R7	1,300		396	



ACCOMMODATION



Savills.com

Peter Clayton
T. 0117 910 2205
E. pclayton@savills.com



Dtz.com

Spencer Wilson
T. 0117 910 5271
E. spencer.wilson@dtz.com

IMPORTANT NOTICE

DTZ and Savills give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers / tenants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser / tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.