

# WEAVERS YARD

UNIQUE RETAIL &  
LEISURE OPPORTUNITIES

MARKET STREET, NEWBURY

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## A new community

Weavers Yard is a brand new mixed use development ideally situated adjacent to Newbury railway station, creating a new pedestrian route into the town centre.

This well connected scheme, covering an area of 2.2 hectares, will comprise of 232 private and affordable homes across nine blocks and will provide a mix of studio, one, two and three bedroom apartments, as well as several terrace houses.

The development will deliver nine ground floor commercial units, which range from 361 sq ft to 2,166 sq ft. The units are located throughout the development, with three units fronting the main entrance to the Newbury Railway Station and a further three units fronting Market Street.

The units benefit from flexible planning consent and will attract a range of uses from retail, restaurants, cafés, food stores, and fitness studios.





## Key facts

# 158,527

POPULATION OF  
WEST BERKSHIRE (2018)

# 9,884 PEOPLE

LIVE WITHIN 0.5 MILES OF THE SITE

THE AVERAGE HOUSEHOLD INCOME  
WITHIN THE CATCHMENT AREA IS:

# £37,371

GROSS WEEKLY PAY:

# £628

WEST BERKSHIRE

VS

# £587

GREAT BRITAIN OVERALL

## THE INFORMATION & COMMUNICATION SECTOR

IS RESPONSIBLE FOR

# 14% OF EMPLOYMENT IN WEST BERKSHIRE

VS 4% IN GREAT BRITAIN

WEST BERKSHIRE'S UNEMPLOYMENT RATE  
IS **3%** VS **4.6%** IN GREAT BRITAIN OVERALL

WEST BERKSHIRE COUNCIL EMPLOYS  
**1,500** PEOPLE WITH THREE MAJOR  
OFFICES BEING IN NEWBURY

HOME TO THE UK HEADQUARTERS OF BOTH  
**VODAFONE & MICRO FOCUS**



Source: JLL Report and Market Street Design and Access Statement by JTP

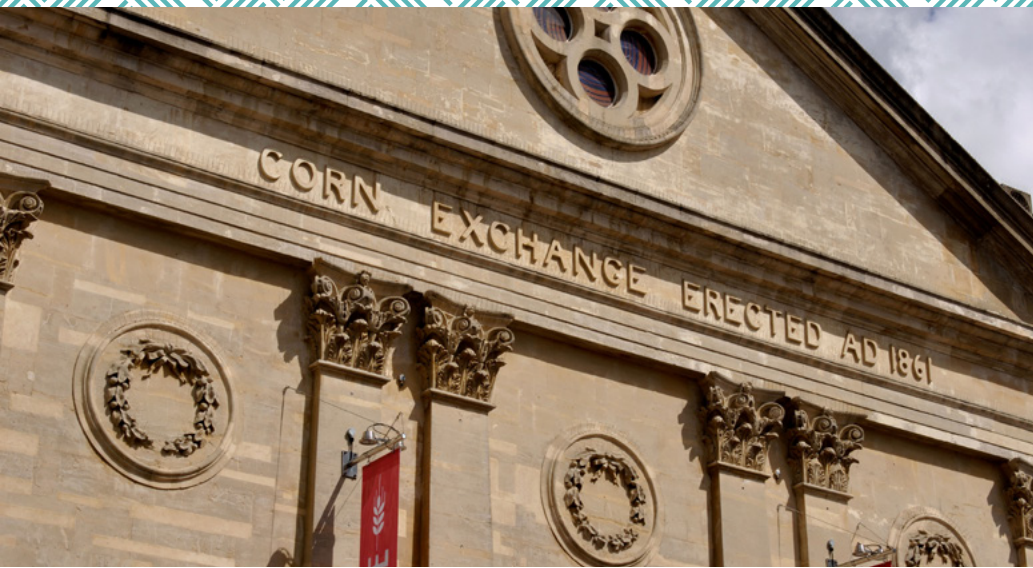


# Connectivity

Newbury's railway station is served by frequent trains to Reading and London to the east, as well as Bedwyn to the west. Changing trains at Reading allows rail connections to towns and cities to the north, south and west. Newbury station benefits from rail line electrification, which has transformed the current service from London, delivering faster, greener and quieter travel.

Crossrail will reduce journey times and improve frequency of the service between Newbury and many London employment hubs. Journey times from Newbury to Tottenham Court Road, Liverpool Street and Stratford will all reduce by 18%.

Newbury's bus station has been re-located ahead of the re-development of the Market Street site. However, local bus routes will continue to serve Market Street and Cheap Street retaining links for rail uses. Good pedestrian connections already exist within Newbury town centre and the surrounding residential areas.





# Local Amenities

## Retail

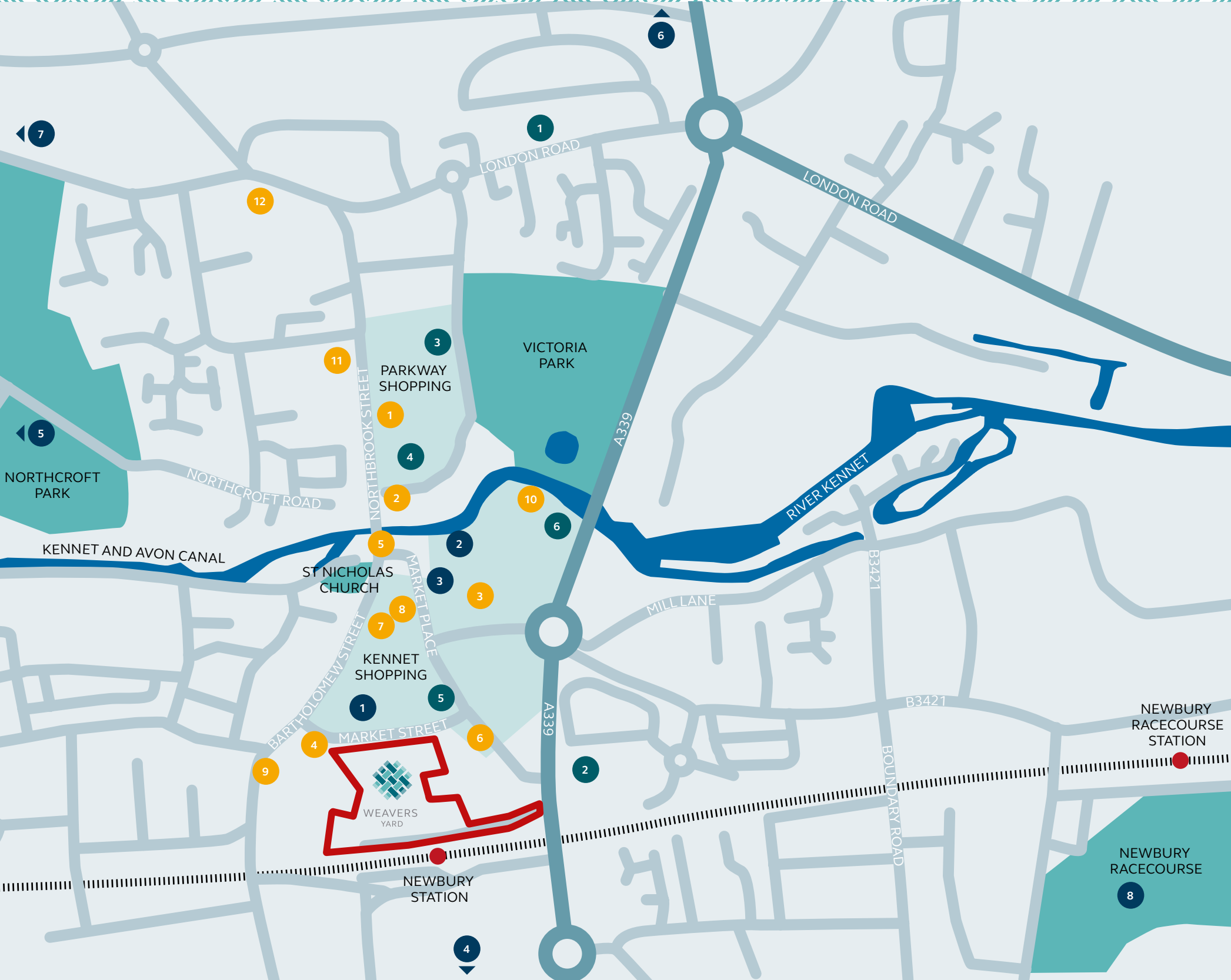
- 1 Aldi
- 2 Sainsbury's
- 3 Marks & Spencer
- 4 Post Office
- 5 Vue Cinema
- 6 Newbury Library

## Restaurants

- 1 Lusso
- 2 Côte
- 3 Bills
- 4 Mio Fiore
- 5 Arigato
- 6 Henry & Joe's
- 7 The Sushi Maki
- 8 The Spare Wheel
- 9 KhonKaen
- 10 Teashop by the canal
- 11 Soyami
- 12 Valle D'Oro

## Local Occupiers

- 1 West Berkshire Council
- 2 West Berkshire Museum
- 3 Corn Exchange & Theatre
- 4 Highclere Castle
- 5 Northcroft Sports Centre
- 6 Vodafone HQ
- 7 Micro Focus HQ
- 8 Newbury Racecourse





## Opportunity

When completed, Weavers Yard will create a new direct pedestrian route from Newbury Railway Station into the town centre which will see increased levels of pedestrian traffic throughout the development. The commercial units also benefit from the on-site residential population as well as the surrounding office population.

Weavers Yard is being delivered by Grainger PLC, and once completed will create a new gateway to Newbury with an enhanced connection to the town centre.



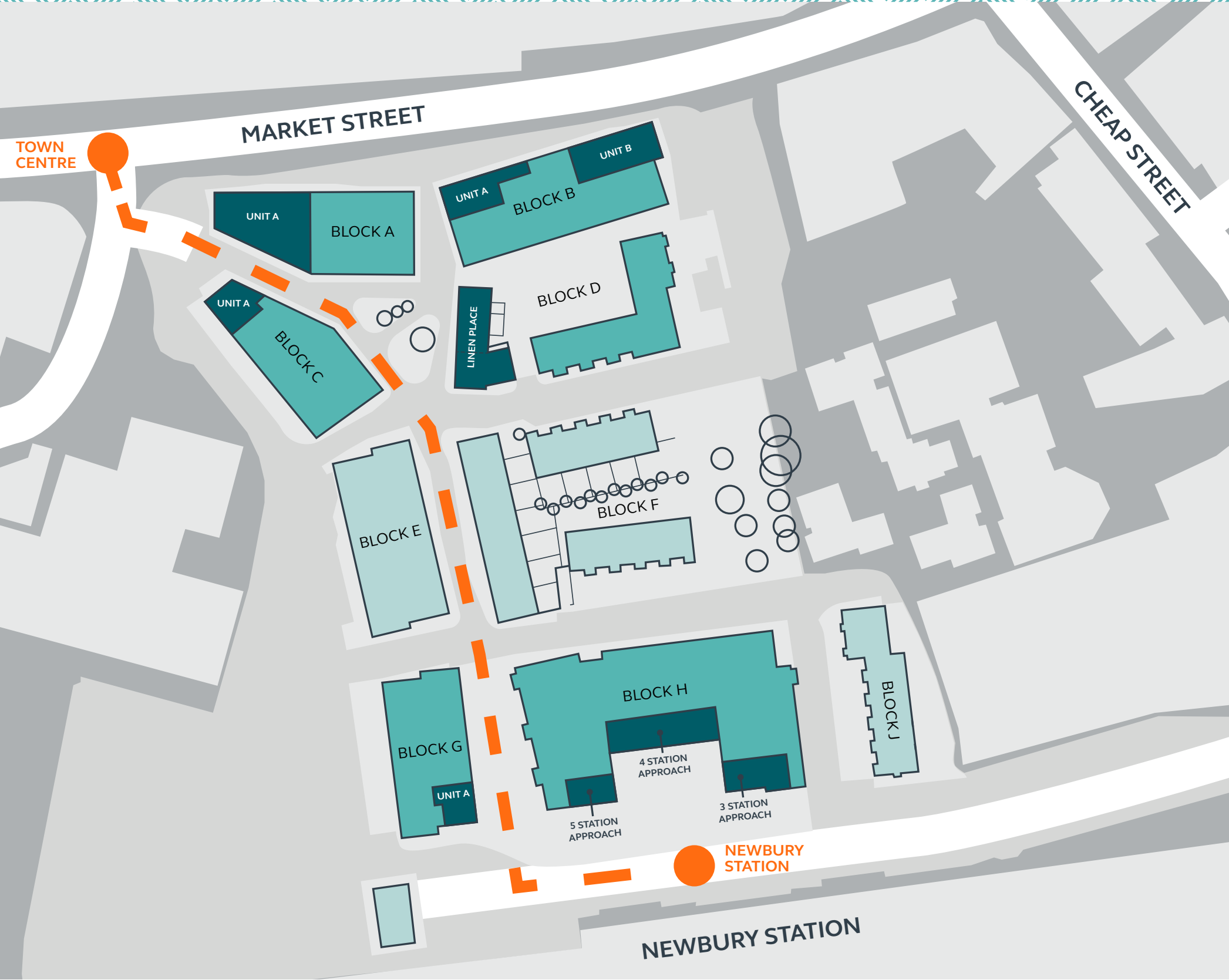


# Availability

	Sqm	Sq ft	Completion date
<b>BLOCK A</b> Unit A Bamboo House, 11 Market Street, Newbury RG14 5LX	201.3	2,166	Q1, 2023
<b>BLOCK B</b> Unit A Garter House, 12 Market Street, Newbury RG14 5ER	81	871	Sep 22
Unit B Garter House, 12 Market Street, Newbury RG14 5ER	130	1,399	Sep 22
<b>BLOCK C</b> Unit A Purl House, 10 Market Street, Newbury RG14 5HJ	75.6	813	Q1, 2023
<b>BLOCK D</b> Linen Place, 1 Echo Walk, Newbury RG14 5EJ	136	1,463	Sep 22
<b>BLOCK G</b> Unit A Farrow House, 6 Station Approach, Newbury RG14	33.9	364	Sep 22
<b>BLOCK H</b> 5 Station Approach, Newbury RG14 5EB	33.6	361	Sep 22
4 Station Approach, Newbury RG14 5EB	60.1	646	Sep 22
3 Station Approach, Newbury RG14 5EB	57.3	616	Sep 22

Commercial Units

Walkway from the railway station to the town centre

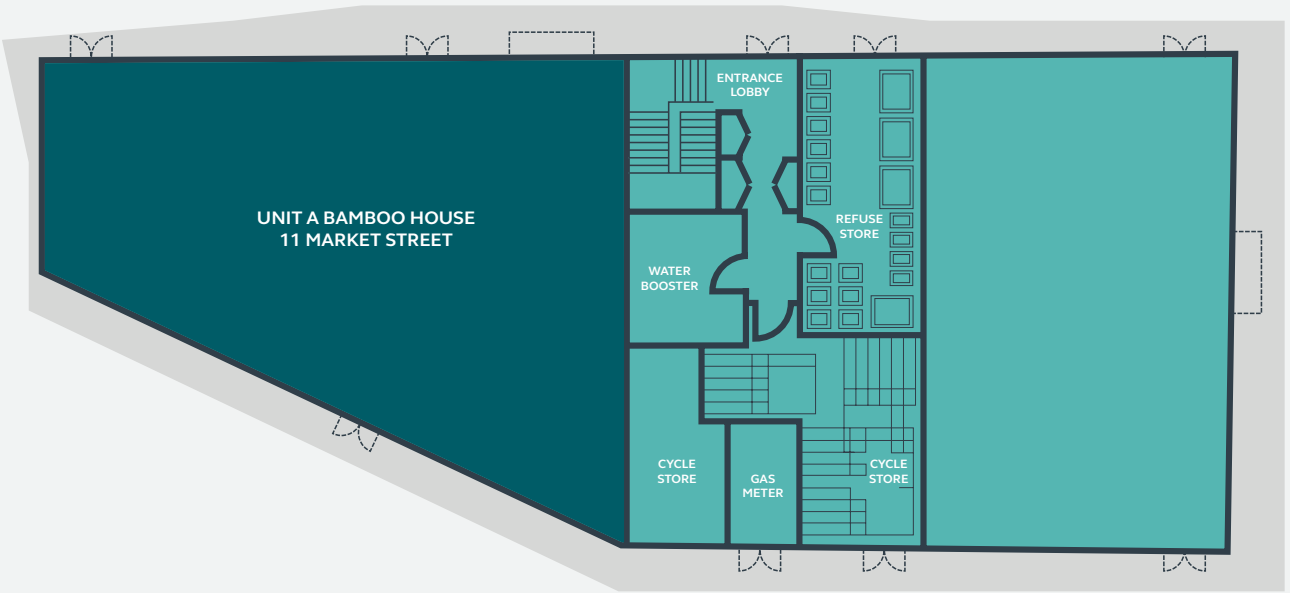


# Availability Phase 1

## BLOCK A

Unit A Bamboo House,  
11 Market Street,  
Newbury RG14 5LX

201.3 sq m  
2,166 sq ft



## BLOCK C

Unit A Purl House,  
10 Market Street,  
Newbury RG14 5HJ

75.6 sq m  
813 sq ft



Commercial Units



## Details



### Terms:

Units available by way of full repairing and insuring leases for a term to be agreed.

### Rent:

Available upon request.

### Costs:

Each party is to be responsible for their own legal costs.

### Rates:

To be assessed.

### Service Charge:

Tenants will be required to pay a service charge. Further details upon request.

### Planning:

All units benefit from flexible planning use class A1/A2/A3/A4 & B1.

### VAT:

Will be levied at the prevailing rate.

### EPC:

Available upon completion of the development.

### Viewing:

Strictly by appointment with the agent.

### Agents



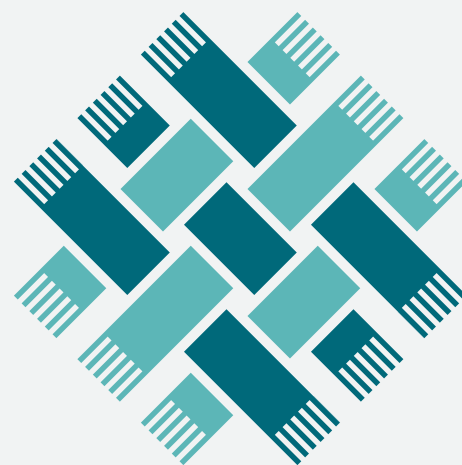
### Jon Varney

jon@dealvarney.co.uk

01635 550211

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# WEAVERS YARD

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