

Gallagher Leisure Park, Bradford

NEW TRAMPOLINE PARK UNIT & RESTAURANT UNITS TO LET

COMPLETE REDEVELOPMENT



ALREADY TRADING



ODEON



Computer generated image of Gallagher Leisure Park

Description

Gallagher Leisure Park, Bradford, currently comprises a single leisure unit let to Odeon Cinema and Virgin Active, extending to 75,000 sq ft. We plan to greatly increase the scheme's leisure offering by reconfiguring the main building to create three new leisure units as well as two new detached Drive-Thru Restaurants pre-let to KFC and Costa.*

The redevelopment of the main building will involve the downsize of the existing Odeon cinema from 13 to 9 screens to create approx. 22,000 sq ft of D2 space for a Trampoline use on the first floor. Two new restaurant units will be created at the front situated around the reconfigured entrance to the cinema, gym and Trampoline unit.

In addition, Pure Gym have spent in excess of £1m on the refurbishment of the former Virgin Active. Pre-lets to KFC and Costa have been secured for two Drive-Thru units.

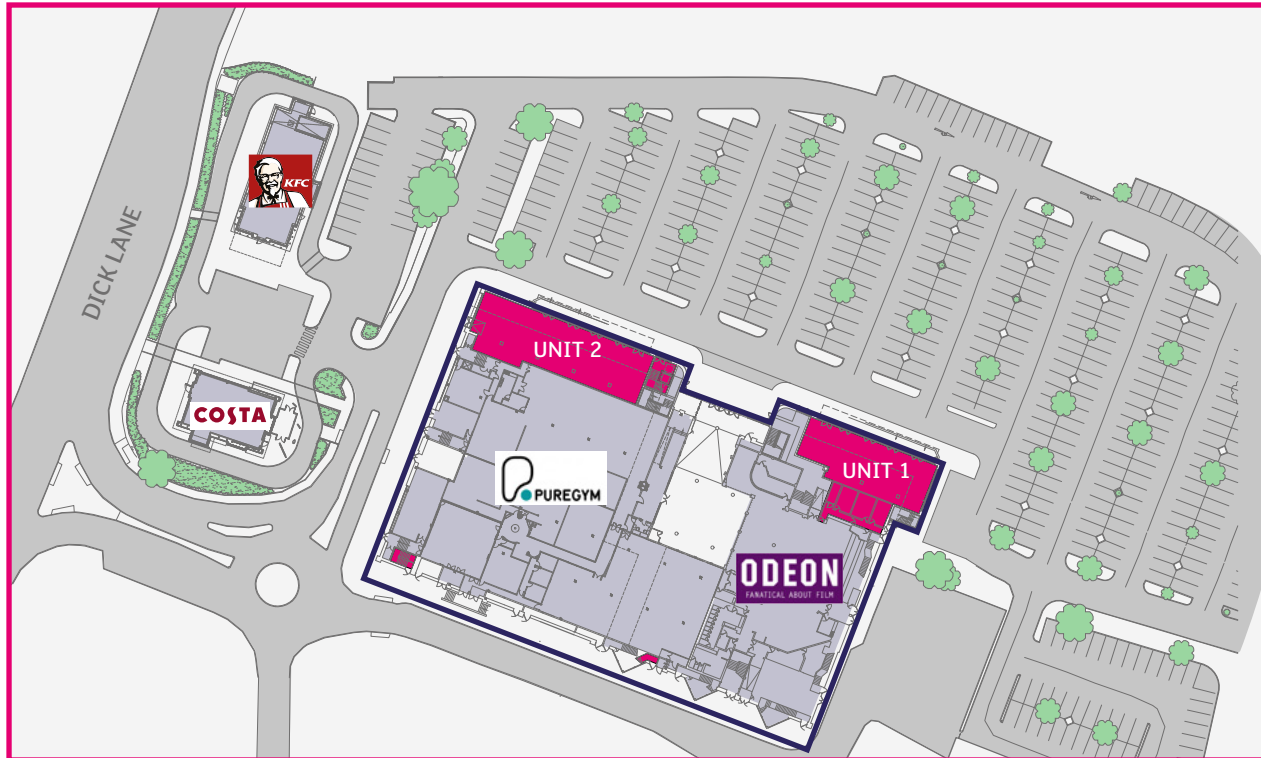
*Subject to planning

Proposed Accommodation

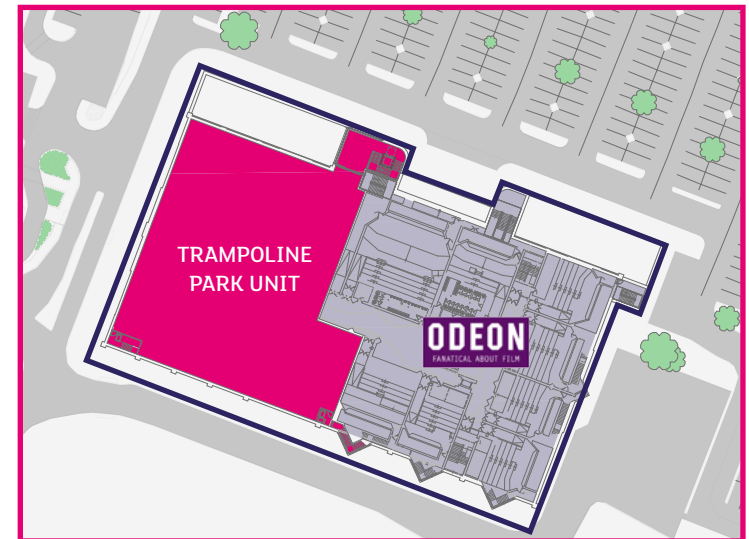
Ground Floor	Restaurant Unit 1	328.0 sq m	(3,530 sq ft)
	Restaurant Unit 2	361.0 sq m	(3,885 sq ft)
First Floor	Trampoline Park Unit	2,034.1 sq m	(21,895 sq ft)*

*9 metre floor-to-ceiling height for potential mezzanine if required.

Ground Floor



First Floor



Planning

Planning consent for two Drive-Thru units will be secured by Summer 2016. Planning consent will be secured for the redevelopment of the main building late 2016.

Location

Gallagher Leisure Park lies on the border of Bradford and Leeds, benefiting from a 10 minute catchment of 168,889 people and a 20 min catchment of 739,110 people.

The scheme is situated with frontage to Dick Lane on the busy Thornbury roundabout, accessed via Leeds Road which is the main arterial route west-east from Bradford to Leeds.

The park is 2 miles to the east of Bradford City Centre and 6.5 miles to the west of Leeds City Centre. The surrounding area comprises a business park, residential and commercial uses including, Asda, Morrisons, B&Q, Morrisons Head Office all within a 500m radius and close to Owlcoates (Asda and M&S) within a mile of the scheme.



Timescales

Phase 1 to include the two Drive-Thru units – start on site Q3 2016.

Phase 2 to include redevelopment of the main building – start on site Q1 2017.

Contact

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