



# CULVER **SQ.**

S H O P P I N G

**COLCHESTER**  
FLAGSHIP LEISURE OPPORTUNITY **TO LET**

# A City on the Rise.

As Essex's second-largest settlement, Colchester is a key commercial and retail centre for the region.

Awarded city status in 2022, it continues to experience steady population growth, supported by its popularity as a commuter destination and the presence of the county's largest university campus. Recent estimates place the 2024 population at just over 200,000, with forecasts indicating continued above-average growth over the coming years as demand for homes and investment in the area increases.

Colchester is strategically located approximately 19 miles (31km) south-west of Ipswich, 45 miles (72km) south-east of Cambridge, and 56 miles (77km) north-east of Central London.

## KEY STATS



9.3 Million

ANNUAL FOOTFALL



192,700

LOCAL POPULATION



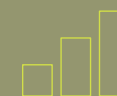
410,000

CONSUMER BASE



15,000+

STUDENTS



39

MEDIAN AGE



58%

ABC1 SOCIAL GRADE

COLCHESTER CASTLE

COLCHESTER CITY CENTRE



# The City's Central Retail Hub.

Culver Square is one of Colchester's strongest retail destinations, offering retailers and leisure operators a highly visible and high-performing location in the heart of the city centre.

With a well-established presence and a loyal customer base, the scheme presents a prime opportunity for brands looking to expand, relocate or secure a flagship position within a thriving urban environment. Its open and welcoming layout creates an effortless customer journey that naturally draws footfall through the square and into surrounding stores.

Anchored by trusted national brands and complemented by a mix of independents, Culver Square benefits from consistent, year-round activity. Regular events, seasonal campaigns and strong city-centre connectivity ensures dependable visitor numbers, with footfall boosted by local attractions, workplaces and transport links. For operators, this creates a stable commercial platform to grow revenue, build awareness and reach a wide, engaged catchment.



# The Opportunity.

The available accommodation offers a rare combination of scale, flexibility and visibility within one of Colchester's best-performing retail destinations. Spanning prominent tower floors and efficient podium levels, the space provides outstanding potential for multi-level leisure concepts or experiential formats seeking maximum impact.

## KEY STATS

 **4 Million**  
ANNUAL FOOTFALL

 **50 Mins**  
TO LIVERPOOL STREET  
STATION LONDON

 **Anchored by**  
H&M AND TK MAXX

 **50%**  
SHOPPERS WITH AN  
ABC1 PROFILE

 **280,000**  
SQ FT SCHEME

 **420,000**  
PRINCIPLE CATCHMENT  
POPULATION



## KEY TOWN CENTRE LEISURE OCCUPIERS

**ODEON**

  
**Nando's**

**wagamama**

**FIVE GUYS**

**CHOPSTIX**  
NOODLE BAR

**LOUNGERS**

**Bill's**

 **the gym group**

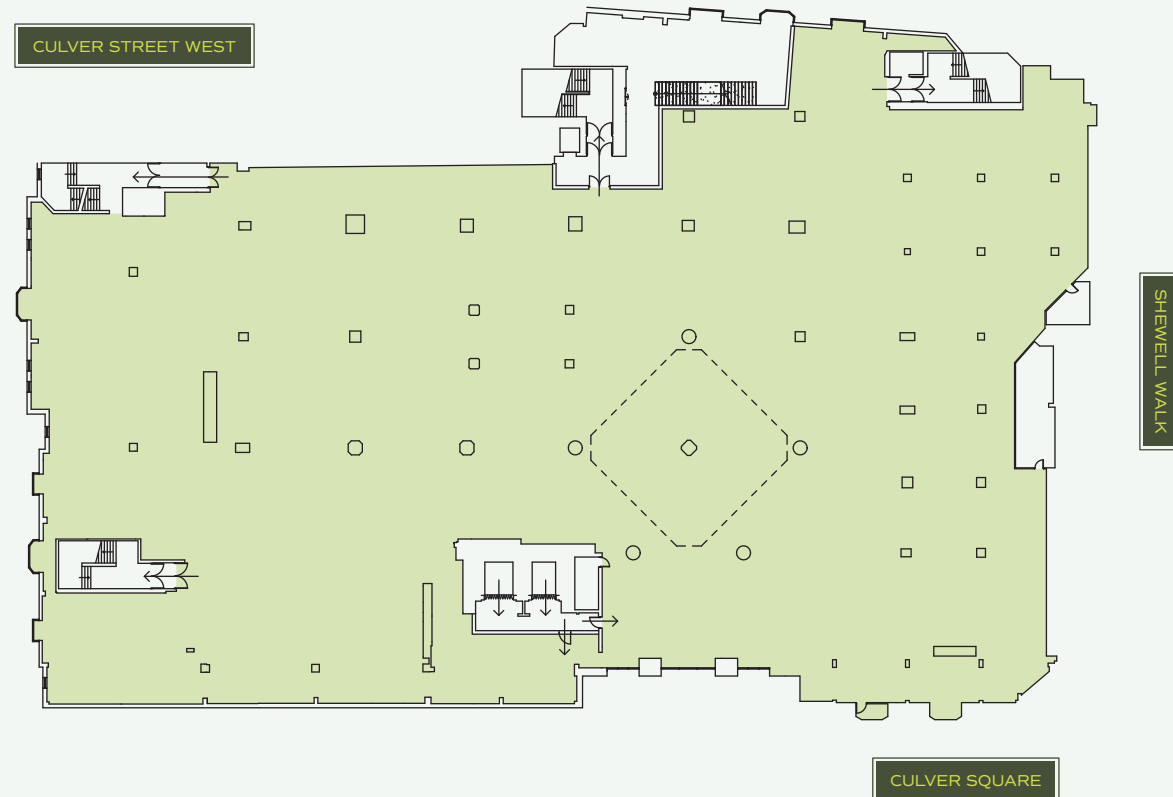
# First Floor.

42,633 sq.ft | 3,961 m<sup>2</sup>

CEILING HEIGHT (FLOOR TO SLAB): 12.4FT | 3.8M

QUOTING RENT: £275,000

SERVICE CHARGE ESTIMATE: £130,000



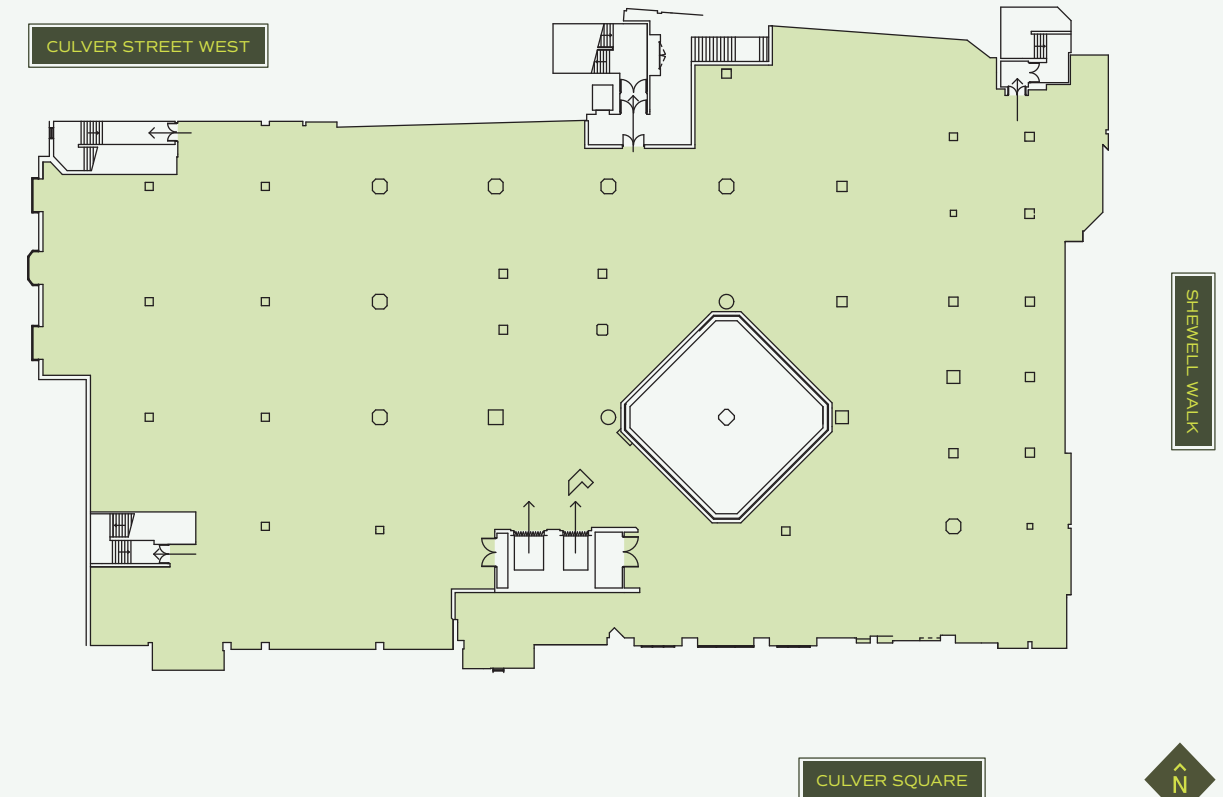
# Second Floor.

36,950 sq. ft | 3,433 m<sup>2</sup>

CEILING HEIGHT (FLOOR TO SLAB): 12.4FT | 3.8M

QUOTING RENT: £150,000

SERVICE CHARGE ESTIMATE: £110,000



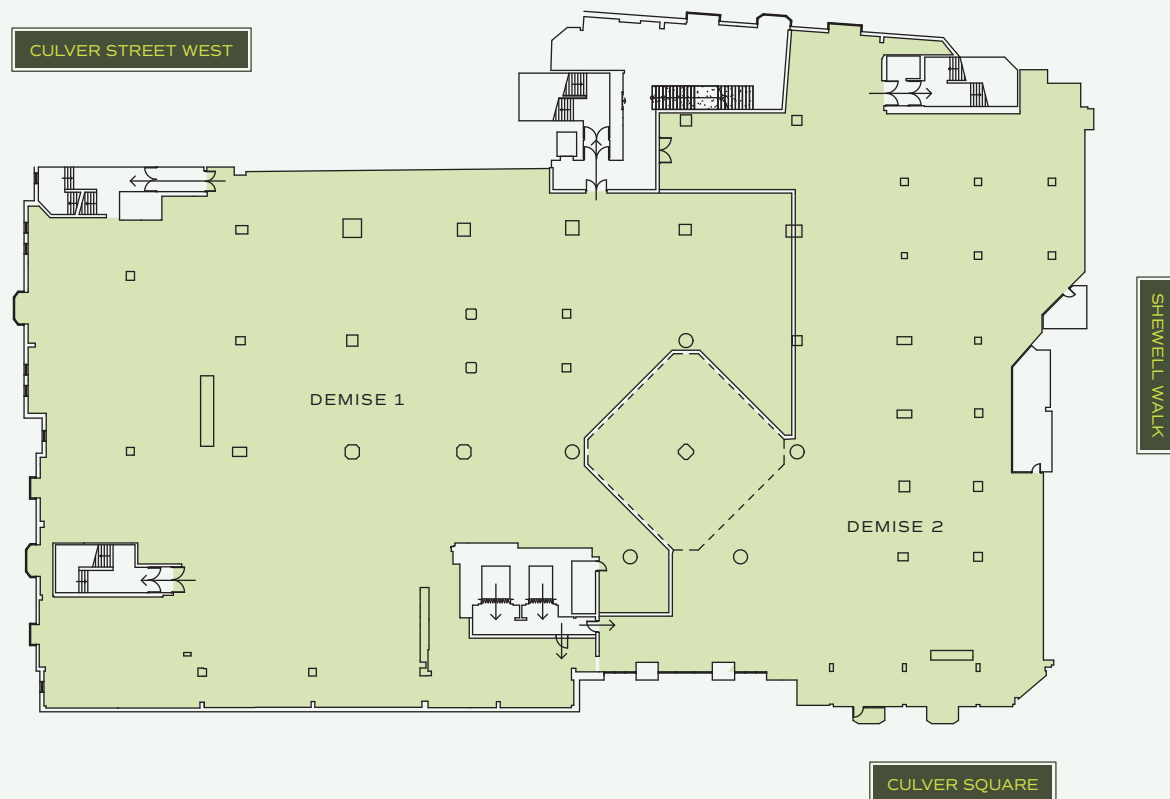
# First Floor (Alternative Layout).

**Demise 1: 25,062 sq. ft | 2,328 m<sup>2</sup>**

CEILING HEIGHT (FLOOR TO SLAB): 12.4FT | 3.8M  
 QUOTING RENT OF £250,000  
 SERVICE CHARGE ESTIMATE: £75,000

**Demise 2: 17,312 sq. ft | 1,608 m<sup>2</sup>**

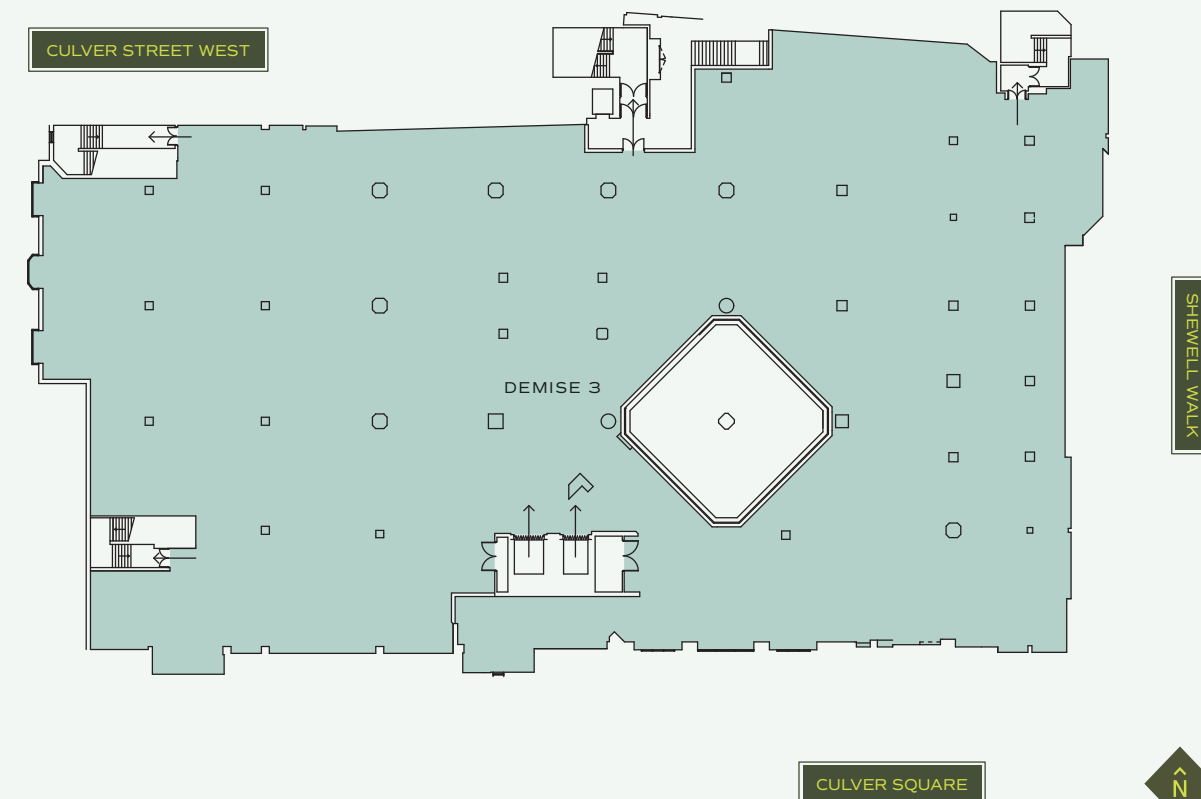
CEILING HEIGHT (FLOOR TO SLAB): 12.4FT | 3.8M  
 QUOTING RENT OF £170,000  
 SERVICE CHARGE ESTIMATE: £50,000



# Second Floor.

**Demise 3: 36,950 sq. ft | 3,433 m<sup>2</sup>**

CEILING HEIGHT (FLOOR TO SLAB): 12.4FT | 3.8M  
 QUOTING RENT OF £150,000  
 SERVICE CHARGE ESTIMATE: £110,000





# Interested? Lets talk.

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