



CULVER **SQ.**

S H O P P I N G

COLCHESTER
FLAGSHIP RETAIL 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 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 flagship retail.



4 Million

ANNUAL FOOTFALL



50 Mins

TO LIVERPOOL STREET
STATION LONDON



Anchored by

H&M AND TK MAXX

50%

SHOPPERS WITH AN ABC1 PROFILE



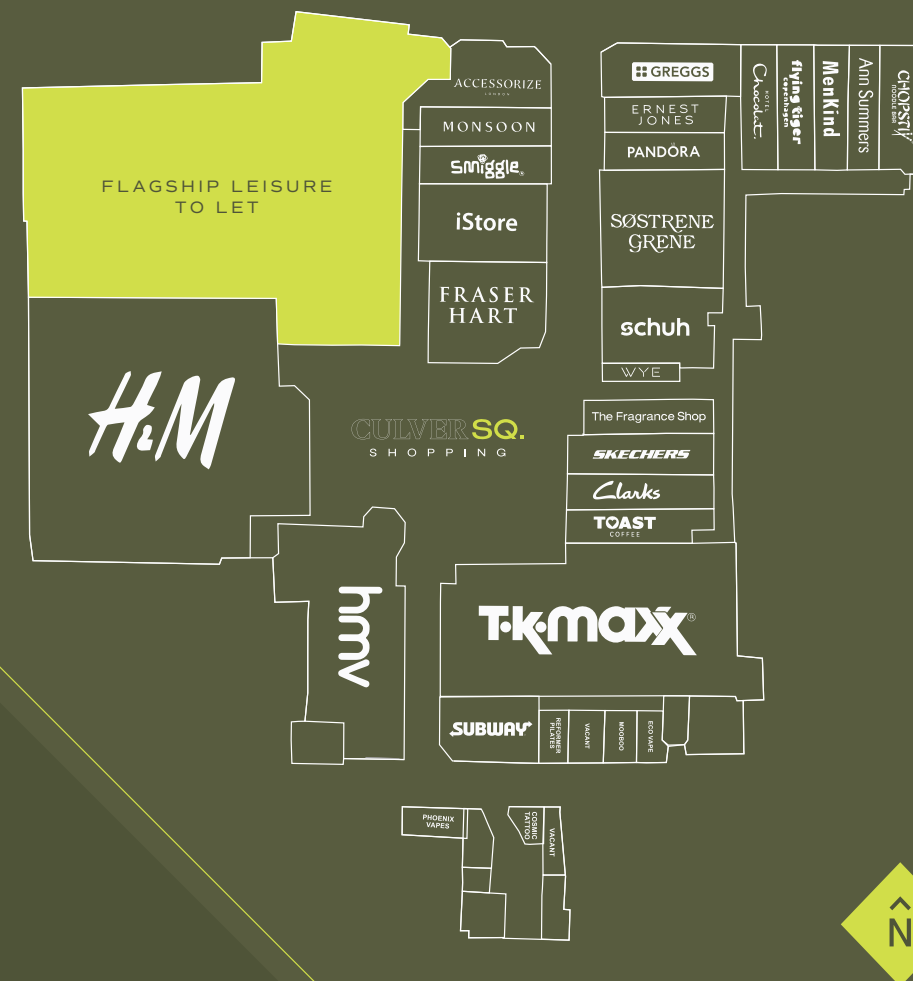
280,000

SQ FT SCHEME



420,000

PRINCIPLE CATCHMENT POPULATION



IN GOOD COMPANY



SØSTRENE GRENE



PANDORA

flying tiger
copenhagen

HOTEL
Chocolat.

FRASER HART

Ground Floor.

24,907 sq.ft | 2,314 m²

CEILING HEIGHT (FLOOR TO SLAB): 16.6 FT | 5.07M

QUOTING RENT OF £250,000

SERVICE CHARGE ESTIMATE: £75,000



Ground Floor (Alternative Layout).

CEILING HEIGHT (FLOOR TO SLAB): 16.6 FT | 5.07M

Demise 1: 11,635 sq. ft | 1,081 m²

QUOTING RENT OF £200,000

SERVICE CHARGE ESTIMATE: £35,000

Demise 2: 13,104 sq. ft | 1,217 m²

QUOTING RENT OF £175,000

SERVICE CHARGE ESTIMATE: £40,000



Interested? Lets talk.

Matt Beardall

+44 (0) 7912 746 923

Matt.beardall@greenpartners.co.uk

Freddie King

+44 (0) 7545 386 694

Freddie.king@greenpartners.co.uk

**green
&partners**

GREENANDPARTNERS.CO.UK

KHALBROS

KHALBROS.CO.UK

DESIGNED BY
SOCIETY STUDIOS

MISREPRESENTATION ACT Green & Partners as agent for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Green Partners has any authority to make or give any representation or warranty whatsoever in relation to this property. Green & Partners accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. Publication Date: January 2026 \ Regulated by the Royal Institution of Chartered Surveyors.

