



PROACTIVE  
OWNER IN DIRECT  
MANAGEMENT

# Pavilions

GREATER LONDON COMMUNITY SHOPPING CENTRE WITH RETAIL, F&B & LEISURE OPPORTUNITIES AVAILABLE





**CEDARS  
CAR PARK  
(553 SPACES)**

**UNDERGROUND  
STATION**

**GRAINGES  
CAR PARK  
(497 SPACES)**

**OXFORD  
ROAD**

**HIGH  
STREET**

**BUS  
STATION**

**THE CHIMES  
SHOPPING CENTRE**

**THE PAVILLIONS  
SHOPPING CENTRE**





# UXBRIDGE KEY STATISTICS



**1.2 million**

residents in the Uxbridge area



**10,830**

housing completions 2019-2029



**25,600 students**

at 3 education sites in Uxbridge



**128,978**

10 minute drive time catchment



**Major office buildings**

located around Uxbridge's retail core, placing major occupiers Coca Cola, Regeneron, GiffGaff and Fujitsu within the city centre



## CONNECTIVITY



1 minute walk from the Uxbridge Underground station, served by the Metropolitan and Piccadilly lines



The town is served by several bus routes



The M40 and M25 motorways are accessible in under 10 minutes



A40, A406 and A4180 provide access to major towns including Gerrards Cross, Slough, Eton, Windsor, Watford and Staines



Heathrow Airport is located 5.7 miles away

**Uxbridge is a core location within London's commuter belt on the London Underground's Piccadilly and Metropolitan lines**

# THE PAVILIONS

Located in the busy town centre, The Pavilions provides 473,826 sq ft of retail accommodation across 76 units, anchored by Primark (50,978 sq ft), Marks & Spencer (65,421 sq ft) and Tesco Express (35,870 sq ft).

The centre comprises a highly prominent, fully-let retail parade fronting the busy High Street, along with an enclosed mall sitting to the rear. The High Street frontage provides MSU's for Tesco, Primark and Marks & Spencer along with smaller shop units let to Specsavers, Metro Bank and EE.

Internally key occupiers include Iceland, Savers, Wilko, Holland & Barrett, Shoezone and The Entertainer along with a mix of value-orientated and convenience retailing.

The "grab & go" food offering at the centre has been recently enhanced with the addition of Chipotle and Wendy's adding to the existing offering including Pret a Manger, KFC, Costa and Burger King.

The Pavilions benefits from two multi-storey car parks, accessed directly from Oxford Road.



**473,826 sq ft**  
retail space with 76 units



**8.6 million**  
annual footfall



**1050**  
car parking spaces



**70%**  
regular shoppers in the centre



**Craft Market**  
Home of the Uxbridge Craft Market



**165,000**  
visitors per week

## KEY TENANTS

PRIMARK

★ PRET ★



M&S

TESCO

The Entertainer  
TheToyShop.com

METRO  
BANK

wilko

Iceland

HOLLAND & BARRETT

Nationwide

vision express

KFC® Wendy's

COSTA savers



A successful, well-let retailing centre occupied by a robust mix of national retailers, including Tesco, Primark and Marks & Spencer



**1 min**  
 UNDERGROUND UXBRIDGE TUBE STATION

# THE PAVILIONS CENTRE MAP





# Pavilions UXBRIDGE



## NEW OWNERSHIP IMMEDIATE IMPROVEMENTS



- Major entrance refurbishment
- Relocated and Upgraded customer toilets
- Introduction of F & B/ Grab & Go Food Kiosks
- Digital Entertainment Screen + Seating

## CONTACT

**green&partners**



STAMFORD ASSET  
MANAGEMENT

**FREDDIE KING**

freddie.king@greenpartners.co.uk  
07545 386 694

**MATT BEARDALL**

matt.beardall@greenpartners.co.uk  
07912 746 923

[www.greenandpartners.co.uk](http://www.greenandpartners.co.uk)

**GARY DARRELL**

gary@stamford-am.co.uk  
07967 697 904

MISREPRESENTATION ACT 1967. The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. August 2024. Designed and produced by Creativeworld. T: 01282 858200.