

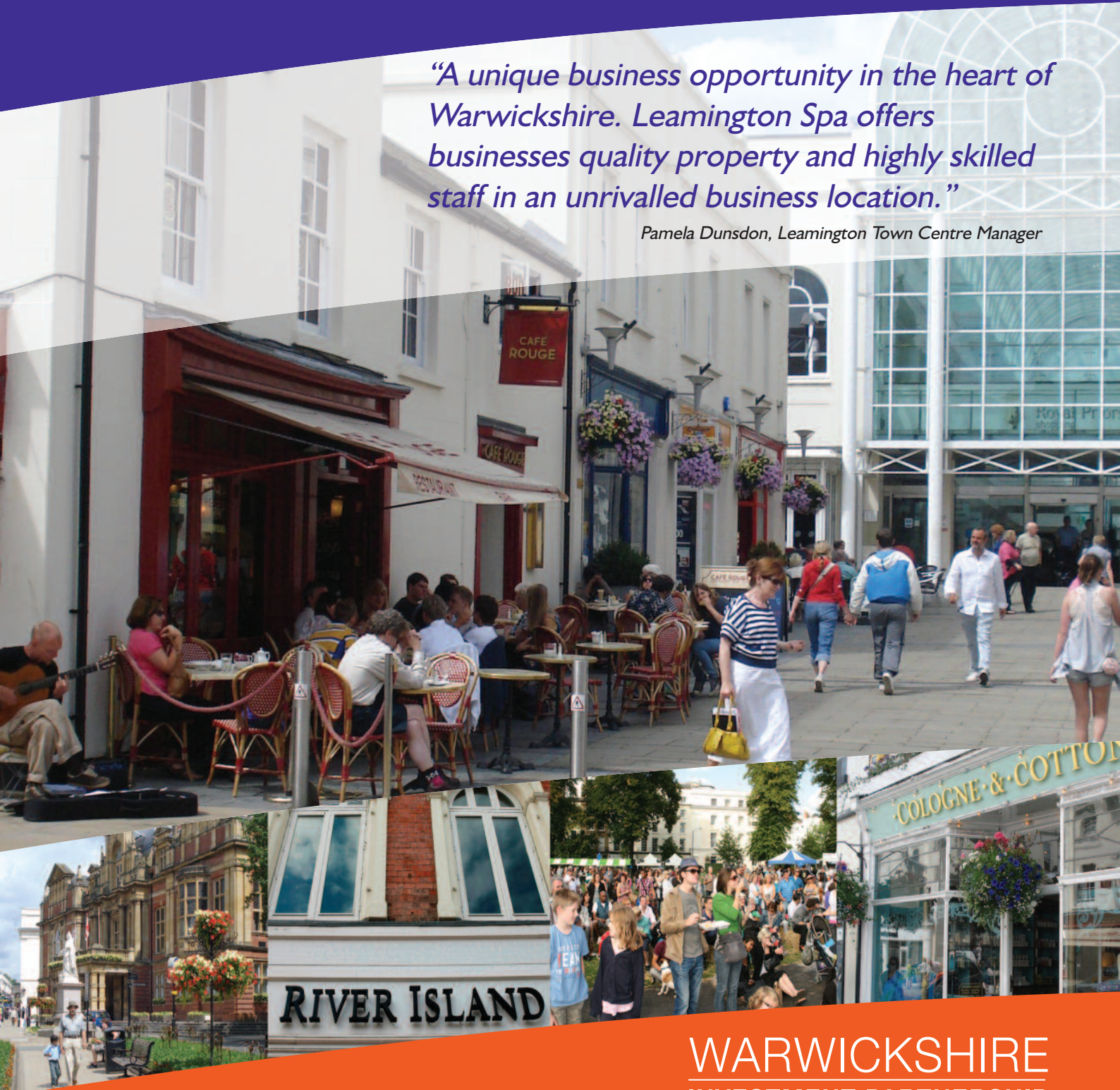
think...



Leamington Spa

“A unique business opportunity in the heart of Warwickshire. Leamington Spa offers businesses quality property and highly skilled staff in an unrivalled business location.”

Pamela Dunsdon, Leamington Town Centre Manager



RIVER ISLAND

**WARWICKSHIRE
INVESTMENT PARTNERSHIP**

think... Investment



MARKET PROFILE

- ★ 1.7 Million people fall within the Royal Leamington Spa retail catchment. (CACI 2009)
- ★ 25% of the total catchment earn above £45,000 per annum, which is significantly above the national average. (CACI 2009)
- ★ The town benefits from an extremely loyal core shopper population, attracting 72% market share in its primary retail catchment.
- ★ Leamington Spa ranks 24th most affluent area in Great Britain. (PROMIS 2009)
- ★ Leamington Spa currently has retail space of 150,000 sq ft in Royal Priors Shopping Centre, 75,000 sq ft in Regent Court Shopping Mall as well as the multiple operators already in the town like House of Fraser, Paperchase, River Island, Republic and Boots.
- ★ The most affluent AB social grade, represents 32% of the total catchment of shoppers, this is significantly above the national average. (CACI 2009)



WARWICKSHIRE JUSTICE CENTRE

The new five storey 6,500sqm Warwickshire Justice Centre has been built on the site of the former magistrates' court on Newbold Terrace in Leamington Spa town centre.

This is the first centre in the country where all Justice Agencies, including Crown Courts, have been co-located, leading the way forward in shared services and improving efficiencies in the public sector. This unique development which opened in August 2010, has brought over 400 members of staff to Leamington town centre and will attract up to 300 visitors per day.

WARWICKSHIRE
INVESTMENT PARTNERSHIP

TESTIMONIAL



Leamington Spa is a great shopping destination town. Located just off the main route of The Parade, Regent Street provides the perfect backdrop for Fat Face's unique lifestyle brand. Close by is Royal Priors and Regent Court shopping centres providing high levels of footfall. Elegant independents, famous High Street names and trendy eateries sit comfortably side by side.

Regent Street provides a substantial mix of independent shops which is reflected in the relaxed, creative feel within the store. This setting complements that all important individual Fat Face twist.

Jennifer Ryan Manager of the Leamington store says "Fat Face caters for the whole family, and Leamington Spa attracts a diverse range of visitors both locally and from further afield. It made sound business sense to locate in the town, which has a strong business community spirit and friendly atmosphere. So whether you want a coat for the great outdoors or flip flops for the beach, Fat Face has the lot to suit all occasions. Life is out there!..."

think... Opportunity



TRANSPORT LINKS

Chiltern Railways

If you think our way, travel our way.



Leamington Spa sits at the heart of the motorway network and has excellent links to the M6, M40, and M42.

Rail links from the town are excellent and Chiltern Railways are demonstrating this through their current enhancement programme. A £250 million investment along Chiltern Railways entire route will transform rail travel to London Marylebone from Leamington Spa. It's the biggest change to this service in a decade. Leamington Spa will be just over an hour from the capital, with peak time trains getting to London in 67 minutes. Improvements to the service include:

- Peak journeys: Up to 18 minutes faster to and from London.
- Off-peak journeys: Up to 19 minutes faster to and from London.



CREATIVE AND CULTURAL INDUSTRIES

Leamington Spa is home to a growing sector of cultural and creative industries within the county.

Spencer Yard Cultural Quarter is at the centre of revitalisation, bringing together a wealth of exciting activities. Althorpe Enterprise Hub is a brand-new centre providing fully-furnished office premises, specifically suited towards businesses operating in the high-technology and creative sectors. The recently refurbished railway arches known as Court Street Creative Arches provides spacious multi-use workspace for businesses in the creative, arts and media sectors and professional networks such as the Coventry and Warwickshire Social Media Café.

Leamington Spa is also the epicentre for the computer gaming industry. With over 1,300 employed in the sector in the West Midlands alone, collectively the East and West Midlands regions support a workforce that closely rivals London.

Major players based in Leamington Spa include: Freestyle Games, Blitz Games Studios and Codemasters (pictured right).



THE UNIVERSITY OF WARWICK

GRADUATE RETENTION

Warwick is one of the UK's leading universities, with an acknowledged reputation for excellence in research and teaching, for innovation, and for links with business and industry. Due to the growth in international profile 20% of the student population are international students. The University's vision is to be recognised in the top 50 world universities by 2015.

With the University of Warwick situated just 8 miles outside of Leamington town centre, there is a large student population. 3,700 students currently live in Leamington Spa, with more than 10,000 of the University's graduates still living in Coventry and Warwickshire.

WARWICKSHIRE
INVESTMENT PARTNERSHIP

think... Success



BEST LIVE MUSIC VENUE 2010



The Assembly is a stunning, art deco, multi function venue in the heart of Leamington Spa. It opened its doors in the summer of 2008 after a multi million pound redevelopment designed by Lawrence Llewellyn Bowen. The venue won the highly coveted Music Week Award for 'Best Live Music Venue' in 2010, and has just been awarded 'Best Live Performance Venue' for the second year running at the 2010 Godiva Awards.

The Assembly has played host to a number of acts including; Razorlight, The Kooks, Russell Howard, Pendulum, Lee Mack, Corinne Bailey Rae, N Dubz, Dave Gorman, The Enemy, Beverley Knight, Peter Andre and Goldfrapp to name a few and is quickly becoming a key attraction for Leamington Spa.

TESTIMONIAL

Burgis & Bullock, Chartered Accountants & Business Advisers was originally set up in 1887 in Leamington Spa. After 123 years, the firm has retained its core within the town and over the years it has also expanded into the additional towns of Nuneaton and Rugby.

Commenting on the firm's success within the town, Wende Hubbard, Managing Partner said: "Leamington Spa has proven to be an excellent base for our business as it has strong links to the major motorway networks with easy access for our clients. It is an affluent town with a growing number of successful, prospective businesses, plus as an added bonus our team certainly do enjoy being in such close proximity of wonderful shops and local culture."



Burgis & Bullock

the natural choice

TESTIMONIAL

Located on the Parade, opposite the Royal Priors Shopping Centre, the Leamington store is in a key site in the heart of the primary retail area in the town centre.

Tyrone Hutchinson, Store Manager of the H&M Leamington Spa store says, "We opened the doors to our Leamington Spa store in June 2009 to an extremely warm welcome, and we haven't looked back since. We were thrilled to have been able to secure our prime location on The Parade and we've been delighted with the reception that we have received since our opening. Local customers definitely appreciate the H&M experience of fashion, quality and value for money, offering everything from trend-setting styles to quality basics for the whole family, with new items in store every day. We look forward to continuing our relationship with the town, which has proved to be a great fit for our business concept."



WARWICKSHIRE
INVESTMENT PARTNERSHIP

Want to know more?
Web: www.warwickshire.gov.uk/wips
Telephone 01926 412140