



LAMBTON PARK

BOWES GATE VISION

FEBRUARY 2021

Bowes Gate is a key component in the development at Lambton Park. It will be owned and controlled by the Estate, with a complementary mix of businesses, whose occupation on site will make a fantastic contribution to the vibrant community which is being built at Lambton Park.

Anticipated as being the beating heart of the development at Lambton, Bowes Gate will be a thriving community hub with the facilities needed to service the housing, businesses and visitors to the Park.

The Vision for Bowes Gate is to provide a traditional high street of around 9 independent businesses which are expected to include.

- Baker
- Delicatessen
- Butcher
- Grocer
- Estate farm shop
- Florist
- Pharmacy
- Convenience Store
- Hairdresser/Beauty Salon

The upper floors could accommodate conventional offices; serviced office space/ meeting rooms; healthcare users; wellness centre such as Yoga/Pilates, or a gym.

Plans are now in a finalised form and include a standalone Pavilion café/bistro (3,450 sq ft, plus 365 sq ft of ancillary storage/office); with the main building comprising of 11,600 sq ft of ground floor retail space and 26,500 sq ft of office space.

A key component of the development will be the creation of a new park immediately west of the Pavilion, which will be delivered as part of this scheme.





pod

Looking south east across the newly created park



N.B. All images are for illustrative purposes only.



The timescale which Lambton Park intends to work to is:

Expressions of interest sought from local businesses	January 2021	Planning application submitted
	Summer 2021	Planning consent granted
		Pre-let secured on the Pavilion
Construction and opening	Autumn/Winter 2021	Construction of Pavilion starts
		Pre-lets secured on retail space and an element of the office space
	Winter 2021/2022	Construction starts on the main building
	Summer 2022	Pavilion opening
	Summer 2023	Main building opening

For any questions or more information about the
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If you would like to register your interest in space within
the new Boves Gate development, please complete an
Expression of Interest form by clicking on the link below:

[Register here](#)