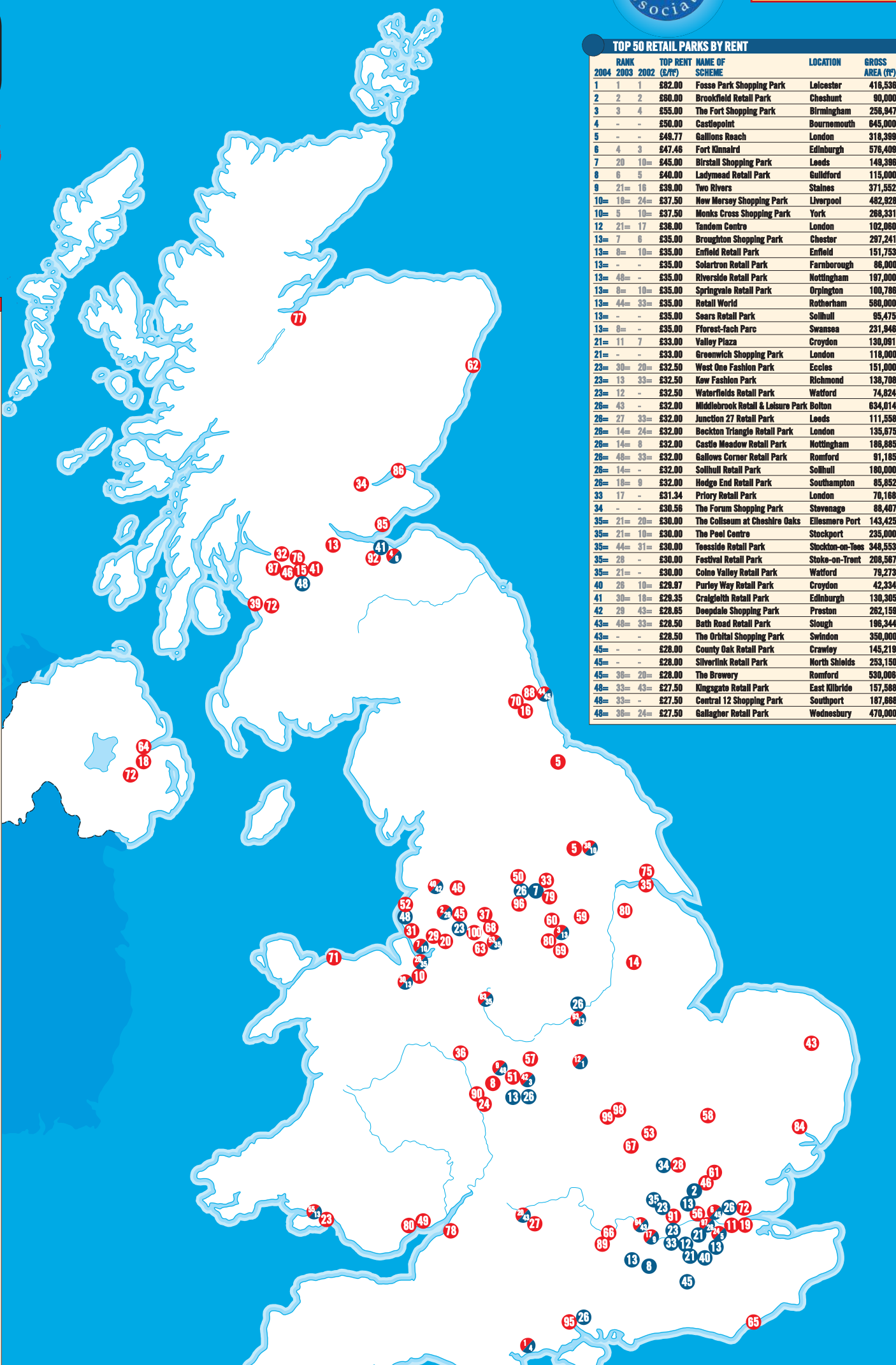


TOP 100 RETAIL PARKS UK WALLCHART



TOP 100 UK RETAIL PARKS					
RANK 2004	RANK 2003	RANK 2002	NAME OF SCHEME	LOCATION	GROSS AREA (FT²)
1	-	-	Castpoint	Bournemouth	645,000
2	1	1	Middlebrook Retail & Leisure Park	Bolton	634,014
3	4	4	Retail World	Rotherham	580,000
4	2	3	Fort Kinnaird (Inc Edinburgh Fort)	Edinburgh	576,409
5	3	2	Clifton Moor Centre (Phases 1, 2, 3 & 4)	York	573,452
6	5	5	The Brewery	Romford	530,008
7	6	7	New Mersey Shopping Park	Liverpool	482,928
8	7	6	Worley Hill Retail Park (Phases 1, 2 & 3)	Brierley Hill	470,273
9	8	97	Gallagher Retail Park	Wednesbury	470,000
10	10	8	Greyhound Retail Park (Phases 1, 2 & 3)	Chester	432,850
11	9	81	Lakesideextra (Inc Tunnel & W Thurrock)	Grays	427,962
12	11	9	Fosse Park Shopping Park (Inc South)	Leicester	416,536
13	12	10	Central Retail Park	Falkirk	410,500
14	13	11	St Marks	Lincoln	396,540
15	14	12	Forge Shopping Park (Inc Forge Retail Park)	Glasgow	389,340
16	15	13	Retail World - Team Valley	Gateshead	377,705
17	16	14	Two Rivers	Staines	371,552
18	25	23	Yorkgate Retail & Leisure Park	Belfast	365,369
19	18	19	Lakeside Retail Park	Grays	354,622
20	17	-	The Orbital Shopping Park	Swindon	350,000
20	19	15	Gemini Retail Park	Warrington	350,000
22	20	16	Teesside Retail Park	Stockton-on-Tees	348,553
23	21	17	Pare Tawe Retail Park (Phases 1 & 2)	Swansea	330,883
24	-	-	Weavers Wharf Retail Park	Kidderminster	326,000
25	-	-	Gallions Reach	London	318,399
26	22	18	The Coliseum at Cheshire Oaks	Ellesmere Port	313,425
27	29	26	Greenbridge Retail & Leisure Park	Swindon	306,475
28	28	25	Roaring Meg Retail Park	Stenage	298,831
29	23	21	Ravenhead Park	St Helens	297,500
30	24	22	Broughton Shopping Park	Chester	297,241
31	26	35	Racecourse Retail Park	Liverpool	291,774
32	27	24	Great Western Retail & Leisure Park	Glasgow	285,000
33	31	30	Crown Point Retail Park	Leeds	279,301
34	32	31	St Catherine's Retail Park (Phases 1, 2 & 3)	Porth	278,198
35	33	20	The Junction Retail Park	Hull	278,012
36	34	33	Telford Forge Retail Park	Telford	270,849
37	35	34	Central Retail Park	Oldham	270,000
38	36	29	Monks Cross Shopping Park	York	268,331
39	37	37	Riverway Retail Park (Phases 1 & 2)	Irvine	262,448
40	38	36	Deepdale Shopping Park	Preston	262,159
41	39	-	Faraday Retail Park	Coatbridge	257,637
42	40	39	The Fort Shopping Park	Birmingham	256,947
43	41	46	Riverside Retail Park	Norwich	254,206
44	-	-	Silverlink Retail Park	North Shields	253,150
45	42	-	Bolton Gate Retail Park (Phases 1 & 2)	Bolton	250,522
46	100	90	The Peel Centre, Whitbirk Drive	Blackburn	250,000
46	43	41	Braehead Retail Park	Glasgow	250,000
46	-	-	Water Gardens	Harlow	250,000
49	44	73	Newport Retail Park (Phases 1-5)	Newport (Wales)	243,610
50	45	42	Forster Square Retail Park	Bradford	245,000
51	46	43	One Stop Retail Park	Birmingham	239,380
52	-	-	Ocean Plaza	Southport	239,000
53	47	100	Interchange Retail Park (Phases 1 & 2)	Bedford	235,000
53	48	45	The Peel Centre	Stockport	235,000
55	49	-	Florest-fach Parc	Swansea	231,946
56	-	-	Leyton Mills Retail Park	London	231,900
57	50	48	Ventura Retail Park	Tamworth	230,000
58	52	50	Beehive Retail Park	Cambridge	228,789
59	51	71	The Wheatley Centre	Doncaster	227,000
60	-	-	Cortonwood Retail Park	Wath-upon-Deane	226,918
61	53	49	The Queensgate Centre	Harlow	225,479
62	-	-	Boulevard Retail Park	Aberdeen	225,265
63	54	51	Handforth Dean	Wilmslow	225,000
64	82	76	Abbey Retail Park	Newtownabbey	223,000
65	55	52	Ravenside Retail & Leisure Park	Bexhill-on-Sea	222,280
66	56	61	Forbury Retail Park (Phases 1, 2 & 3)	Reading	221,826
67	66	-	The Kingston Centre	Milton Keynes	221,254
68	57	53	Snipe Retail Park (Phases 1 & 2)	Ashton-Under-Lyno	220,974
69	58	60	Drakhouse Retail & Leisure Park	Sheffield	220,968
70	59	63	Metro Retail Park	Gateshead	220,380
71	60	54	Mostyn Champneys Retail Park	Llandudno	220,226
72	61	55	Pipps Hill Retail Park	Basildon	220,000
72	62	57	Queens Drive Retail & Leisure Park	Kilmarnock	220,000
72	63	58	The Sprucefield Centre	Lisburn	220,000
75	65	62	Kingswood Retail Park (Phases 1, 2 & 3)	Hull	218,500
76	67	64	Strathkelvin Retail Park	Glasgow	214,500
77	68	-	Inverness Retail & Leisure Park	Inverness	213,844
78	69	65	The Retail Park at Cribbs Causeway	Bristol	212,717
79	70	66	Westgate Retail and Leisure Park	Wakefield	211,132
80	71	-	28 East Retail Park	Newport (Wales)	210,000
80	72	67	Lakeside Retail Park	Scunthorpe	210,000
80	73	68	Meadowhall Retail Park	Sheffield	210,000
83	74	69	Festival Retail Park	Stoke-on-Trent	208,567
84	76	82	Anglia Retail Park	Ipswich	208,000
85	75	70	Fife Central Retail Park	Kirkcaldy	205,277
86	-	-	Kingsway West Retail Park	Dundee	204,253
87	78	32	Ranfrow Retail Park	Glasgow	203,280
88	79	47	Silverlink Retail Park	North Shields	203,000
89	80	74	Reading Gate Retail Park	Reading	202,578
90	81	56	Crossley Park	Kidderminster	202,437
91	83	38	Wembley Retail Park	London	198,699
92	84	77	Hermiston Galt Retail Park	Edinburgh	197,453
93	85	78	Riverside Retail Park	Nottingham	197,000
94	86	79	Bath Road Retail Park	Slough	196,344
95	87	80	West Quay Retail Park	Southampton	194,185
96	88	88	Leeds Road Retail Park	Huddersfield	194,000
97	90	-	Beckton Retail Park	London	192,860
98	96	86	Riverside Retail Park	Northampton	192,668
99	91	84	St James Retail Park	Northampton	191,994
100	92	85	White City Retail Park	Manchester	191,920



TOP 50 RETAIL PARKS BY RENT						
RANK 2004	RANK 2003	RANK 2002	TOP RENT (£/FT)	NAME OF SCHEME	LOCATION	GROSS AREA (FT²)
1	1	1	\$82.00	Fosse Park Shopping Park	Leicester	416,536
2	2	2	\$80.00	Brookfield Retail Park	Cheshunt	90,000
3	3	4	\$55.00	The Fort Shopping Park	Birmingham	256,947
4	-	-	\$50.00	Castpoint	Bournemouth	645,000
5	-	-	\$49.77	Gallions Reach	London	318,399
6	4	3	\$47.46	Fort Kinnaird	Edinburgh	576,409
7	20	10	\$45.00	Birstal Shopping Park	Leeds	149,396
8	6	5	\$40.00	Ladyhead Retail Park	Guldford	115,000
9	21	16	\$39.00	Two Rivers	Staines	371,552
10	18	24	\$37.50	New Mersey Shopping Park	Liverpool	482,928
10	5	10	\$37.50	Monks Cross Shopping Park	York	268,331
12	21	17	\$36.00	Tandem Centre	London	102,060
13	7	8	\$35.00	Broughton Shopping Park	Chester	297,241
13	8	10	\$35.00	Enfield Retail Park	Enfield	151,753
13	-	-	\$35.00	Solartron Retail Park	Farnborough	86,000
13	48	-	\$35.00	Riverside Retail Park	Nottingham	197,000
13	8	10	\$35.00	Springvale Retail Park	Orpington	100,788
13	44	33	\$35.00	Retail World	Rotherham	580,000
13	-	-	\$35.00	Sears Retail Park	Solihull	95,475
13	8	-	\$35.00	Florest-fach Parc	Swansea	231,946
21	11	7	\$33.00	Valley Plaza	Croydon	130,091
21	-	-	\$33.00	Greenwich Shopping Park	London	118,000
23	30	20	\$32.50	West One Fashion Park	Eccles	151,000
23	13	33	\$32.50	Kow Fashion Park	Richmond	138,708
23	12	-	\$32.50	Waterfields Retail Park	Watford	74,624
26	43	-	\$32.00	Middlebrook Retail & Leisure Park	Bolton	634,014
28	27	33	\$32.00	Junction 27 Retail Park	Leeds	111,558
28	14	24	\$32.00	Beckton Triangle Retail Park	London	135,675
28	14	8	\$32.00	Castle Meadow Retail Park	Nottingham	186,885
28	48	33	\$32.00	Gallions Reach Retail Park	Romford	91,185
28	14	-	\$32.00	Solihull Retail Park	Solihull	190,000
28	18	9	\$32.00	Hodge End Retail Park	Southampton	85,852
33	17	-	\$31.34	Priory Retail Park	London	70,168
34	-	-	\$30.56	The Forum Shopping Park	Stenage	88,407
35	21	20	\$30.00	The Coliseum at Cheshire Oaks	Ellesmere Port	143,425
35	21	10	\$30.00	The Peel Centre	Stockport	235,000
35	44	31	\$30.00	Teesside Retail Park	Stockton-on-Tees	348,553
35	28	-	\$30.00	Festival Retail Park	Stoke-on-Trent	208,567
35	21	-	\$30.00	Colne Valley Retail Park	Watford	79,273
40	26	10	\$29.97	Purley Way Retail Park	Croydon	42,334
41	30	18	\$29.35	Craigleith Retail Park	Edinburgh	190,905
42	28	43	\$28.85	Deepdale Shopping Park	Preston	262,159
43	48	33	\$28.50	Bath Road Retail Park	Slough	196,344
43	-	-	\$28.50	The Orbital Shopping Park	Swindon	350,000
45	-	-	\$28.00	County Oak Retail Park	Crawley	145,219
45	-	-	\$28.00	Silverlink Retail Park	North Shields	253,150
45	38	20	\$28.00	The Brewery	Romford	530,008
48	33	43	\$27.50	Kingsgate Retail Park	East Kilbride	157,588
48	33	-	\$27.50	Central 12 Shopping Park	Southport	187,868
48	36	24	\$27.50	Gallagher Retail Park	Wednesbury	470,000

TOP 20 RETAIL PARK TENANTS				
RANK 2004	RANK 2003	RANK 2002	RETAILER	TOTAL AREA ON RETAIL PARKS (FT²)
1	1	1	B&M	7.4 million
2	2	2	Hemabase	4.8 million
3	3	3	Currys	4.4 million
4	4	4	Focus	3.3 million
5	5	5	MFI	3.2 million
6	6	6	Metabon	3.1 million
7	7	7	Carpetright	2.9 million
8	7	8	Conet	2.8 million
9	10	10	JJB Sports	2.5 million
10	9	9	Halfords	2.3 million
11	12	14	PC World	2.0 million
12	13	12	Allied Carpets/General George	1.7 million
13	11	11	Harveys	1.7 million
14	14	13	Powerhouse	1.4 million
15	10	-	Argos	1.4 million
16	15	15	Toys 'R Us	1.4 million
17	16	17	Pets at Home	1.2 million
18	20	-	Big W	1.2 million
19	-	18	Wickes	1.2 million
20	-	-	TK Maxx	1.2 million

TOP 10 RETAIL PARK OWNERS/MANAGERS				
RANK 2004	RANK 2003	RANK 2002	OWNER/MANAGER	GROSS AREA (FT²)
1	1	1	Pillar Property (including Berates)	5,956,399
2	10	9	Standard Life Investments	4,598,651
3	2	-	Morley Fund Management	4,340,894
4	3	2	Prudential Property Investment Mgrs	4,285,829
5	5	4	Land Securities Properties	3,710,333
6	7	8	British Land	3,007,132
7	8	-	Henderson Global Investors	3,100,171
8	6	7	Capital and Regional (incl. Invest)	3,040,848
9	4	3	LaSalle Investment Management	2,953,029
10	8	6	Legal & General Investment Mgmt	2,891,081

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The information is derived from
The Definitive Guide to Retail
& Leisure Parks 2004, which is
published by TW Research
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