

Meadowhall Shopping Centre, Sheffield

Value £1.4bn

132,800 sq m
(1,430,000 sq ft) retail
Site area 68 hectares (167.3 acres,
57.7 acres undeveloped)
195 shop units, 11 anchor
stores, 11 screen Warner Village
cinema, 26 speciality kiosks,
21 mall kiosks
28 restaurants and cafes
(including Oasis food court)
seating for some 3,300
Up to 800,000 visitors
per week at peak time
Direct access to junction 34
of M1 motorway
Free parking for over
12,000 vehicles
On site transport interchange with
bus, train and supertram services
www.meadowhall.co.uk

Freehold

100% owned
Rent passing £70.1m pa
Average rent (excl M&S)
£54.83 per sq ft
Weighted average lease term
including breaks 17.6 years,
to expiry 17.9 years

Anchor stores:

Allders Home
BHS
Boots
Debenhams
H&M
House of Fraser
Marks & Spencer
Next
Sainsbury's
Sports Soccer
WH Smith

Meadowhall is one of the largest and most successful shopping centres in the UK.

The two level, fully enclosed mall with excellent transport links continues to be attractive to both retailers and their customers. For multiple retailers at Meadowhall, 80% of the units are in the top 10 performing outlets of their company, and for 26% they are the retailers' best performing outlet in the country.

Initiatives to reach retailers and consumers include: an on-line gift buying service; advances in the centre's interactive customer loyalty scheme, now with 92,000 subscribers; and the development of the latest technology to communicate effectively with both customers and retailers, setting the industry standard (and being successfully marketed to other shopping centres throughout the UK). The accelerated response centre (ARC) provides on-site warehousing and stock replenishment facilities and is being expanded during 2004. In just over a year since the opening of The Source, a new training and development centre, over 60,000 people have benefited from the facilities.

The refurbishment of the 'Oasis' food court was completed in October, with the new first floor area creating additional seating. The all new design and finishes provide a pleasing environment for customers.

Meadowhall and its management have received more awards this year, including British Council of Shopping Centres (BCSC) and International Council of Shopping Centres (ICSC) marketing awards and the Severnside award for commitment to recycling.

Rents have increased by £2.1 million over the year following settlement of 41 rent reviews and new leases. The rents passing are expected to increase further to approximately £71.2 million per annum when the outstanding rent reviews and lettings have been completed.



Oasis food court, Meadowhall