

Gardiner

PLACE

HENLEY-ON-THAMES



Welcome to the new Henley-on-Thames

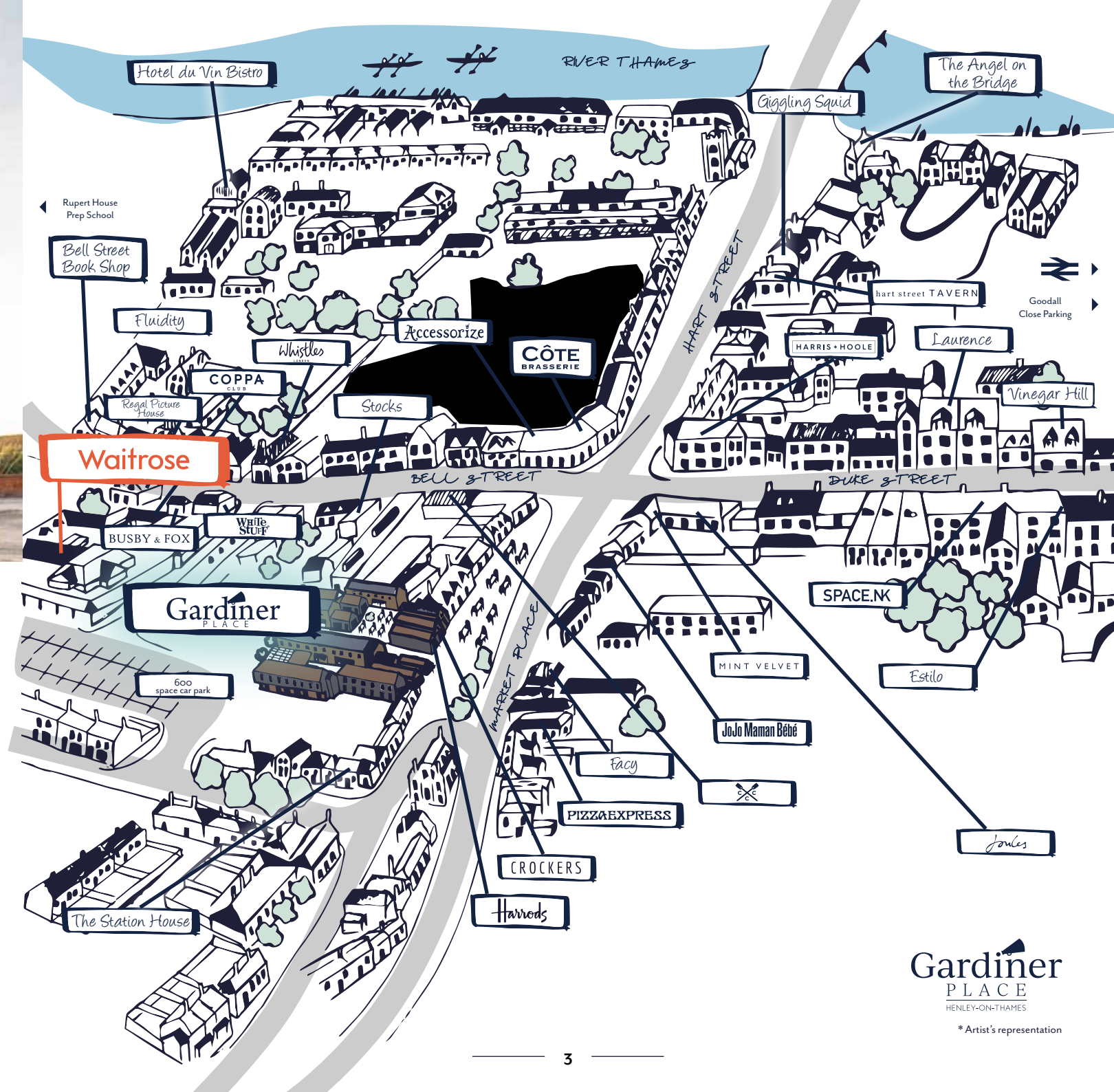
A DESTINATION TO
GET EXCITED ABOUT



WELCOME

Gardiner Place is a new aspirational destination in the affluent market town of Henley-on-Thames.

Gardiner Place will combine luxury living, boutique shopping and fantastic dining opportunities to complement the town's existing mix.



LOCATION

Henley-on-Thames can be found in the beautiful Thames Valley region.

Its famous riverside location has made this town an international tourist destination and Gardiner Place will be positioned within the heart of the town centre.

Henley-on-Thames is a regional destination for eating, drinking and shopping with a range of independent and national brands that suit a wide range of tastes.

The town is one of the most affluent market towns in Oxfordshire, located 10 miles north of Reading, 10 miles west of Maidenhead, 25 miles south east of Oxford and 40 miles west of Central London. Residents can get from nearby Twyford Station to Paddington in a journey time of just over an hour.

When Crossrail arrives, residents of the town will be able to get from Twyford to Bond Street in 48 minutes and Canary Wharf in 62 minutes.

Crossrail's arrival will improve journey times from nearby Twyford as follows:

Canary Wharf	62 MIN
Bond Street	48 MIN
Heathrow	41 MIN

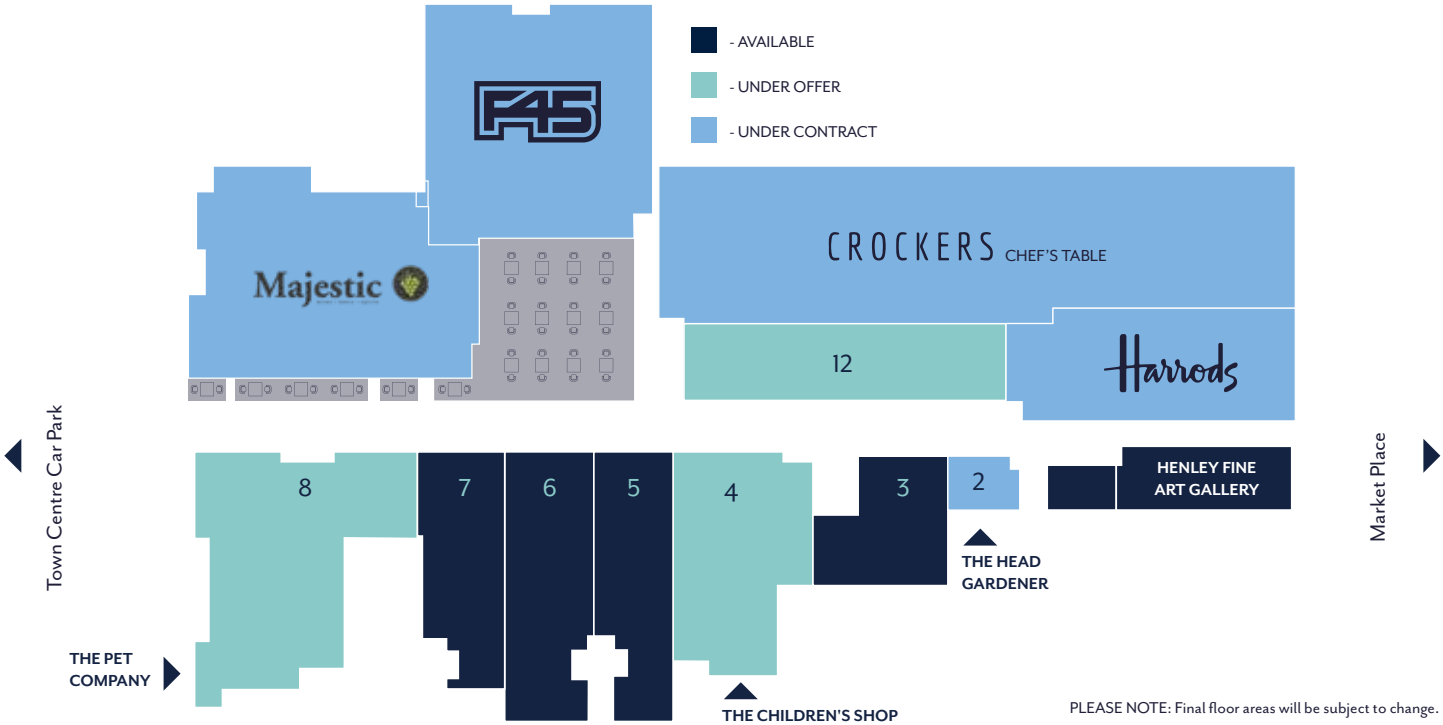


Henley is easily accessible from all **MAJOR ROUTES** with junction 8 of the M4 and junction 4 of the **M40 ONLY 10 MILES AWAY**

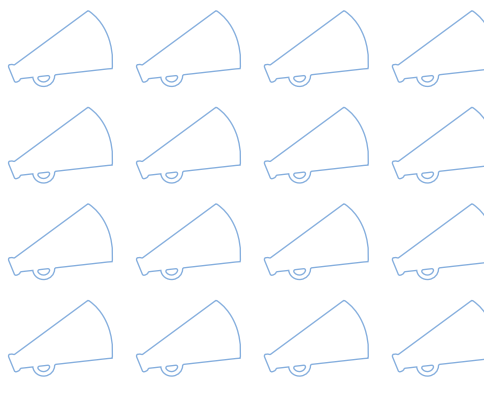


AVAILABILITY

Unit. No.	Ground Floor Area	Additional Floor Area
20 Market Place	Crockers	-
22 Market Place	Harrods Café	-
24 Market Place	Henley Fine Art Gallery	242 SQ FT / 22 SQ M
Unit 2	The Head Gardener	-
Unit 3	800 SQ FT / 74 SQ M	-
Unit 4	Under Offer	1,464 SQ FT / 136 SQ M
Unit 5	1,174 SQ FT / 109 SQ M	-
Unit 6	1,174 SQ FT / 109 SQ M	-
Unit 7	987 SQ FT / 91 SQ M	-
Unit 8	The Pet Company	-
Unit 9 & 10	Majestic Wine	-
Unit 11	F45	-
Unit 12	Under Offer	1,248 SQ FT / 116 SQ M



FACTS & FIGURES



69%
of households within
Henley-on-Thames are in the
top 2 Acorn categories



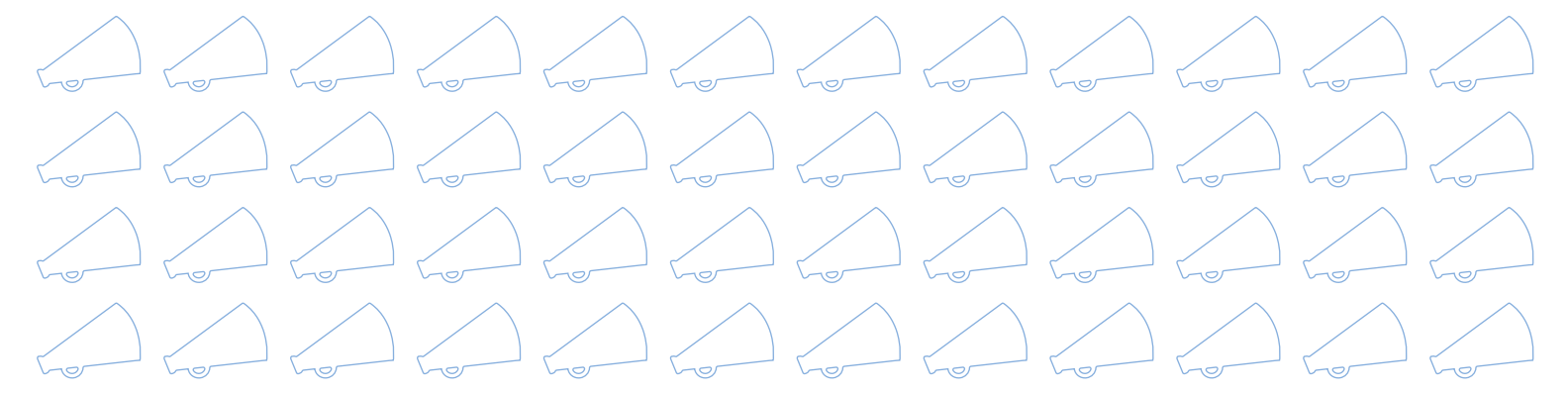
attracts
200,000
visitors

R·E·W·I·N·D
THE 80s FESTIVAL
40,000
visitors

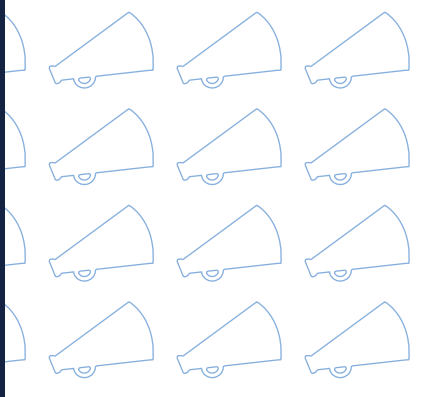
**HENLEY
LITERARY
FESTIVAL**
Talks, Q&A's & workshops

**HENLEY
FESTIVAL**
30,000
visitors

40.9
average age



Tourists spend upwards of
£36.6m per annum
ranking it in the top 5% out of centres in the UK.





GARDINER PLACE

The town's retail offer benefits from a constrained supply of retailing floor space, totalling 340,000 sq ft and is focussed along Bell Street and the busy Market Place where the 800-year-old Chartered Market is held every week.

The town has a broad retail offer with a number of national multiples present including Mint Velvet, Jo Jo Maman Bebe, Boots, Starbucks. The appeal and footfall is further boosted by a number of boutique and independent retailers who are largely situated along Hart Street and Duke Street.

Gardiner Place will offer a further 23,000 sq ft of retail and dining space across 14 units and will complete the town centre retail circuit connecting shoppers to the main town centre supermarket, Waitrose, and the town's main car park.

Gardiner Place will also set new standards when it comes to aspirational town centre living. Fourteen luxury apartments are being built above the retail and leisure element which will be perfectly positioned for residents to enjoy the rural surroundings with the convenience of being an hour from central London.

Apartments will be two and three bedrooms and will fuse together style with all the usual comforts including onsite parking. Residents will be able to shop the latest looks, enjoy a coffee or go for a meal at their leisure.



LOCAL OCCUPIERS

COPPA
CLUB

CROCKERS

Laughing Quail

Harrods

Hotel
du Vin
& Bistro

joules

SPACE.NK


White
Stuff

Gardiner PLACE

HENLEY-ON-THAMES



A Development by:
CATALYST
CAPITAL 

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Misrepresentation Act

These particulars shall not form any part of any contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant must not rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. 2019.