



Marshall's Yard

GAINSBOROUGH

2007 » 15 YEARS « 2022

BEAUMONT ST, GAINSBOROUGH, DN21 2NA



RETAIL  
& OFFICE  
OPPORTUNITIES

CALDERO  
LOUNGE

wilko

NEXT

BROWNS  
EST. 1890

JYSK

M&S  
EST. 1884

Superdrug

The Range  
Home • Leisure • Garden

shoezone

PREZZO

COSTA

The Works

Specsavers

snap 24/7  
fitness



# RETAIL UNITS AND SITE PLAN

## The Yard

### STORE DIRECTORY

- 1:

Browns
- 2A:

Shoezone
- 2B:

Poundland
- 2FF:

Snap Fitness
- 2GF:

JYSK
- 3:

Caldero Lounge
- 4:

Superdrug
- 5/6:

Next
- 7/8:

M&S Simply Foods
- 8A:

Cupcakes
- 9&10:

The Range
- 11:

Wilko
- 13A:

Hays Travel
- 13B:

Vision Express
- 14:

The Works
- 15:

Cardzone
- 16:

Holland & Barrett
- 17:

No.17 Coffee & Cocktails
- 18:

Specsavers
- 18b:

Sweetie Perfection
- 19:

Cream
- 20:

Paul Fox Estate Agents
- 21:

Greggs
- 22:

Sills and Betteridge
- 23:

Card Factory
- 24:

Timpsons
- 25:

Vodafone
- 26:

Stanley Hunt Jewellers
- 27:

Costa Coffee
- 28:

Prezzo
- 29:

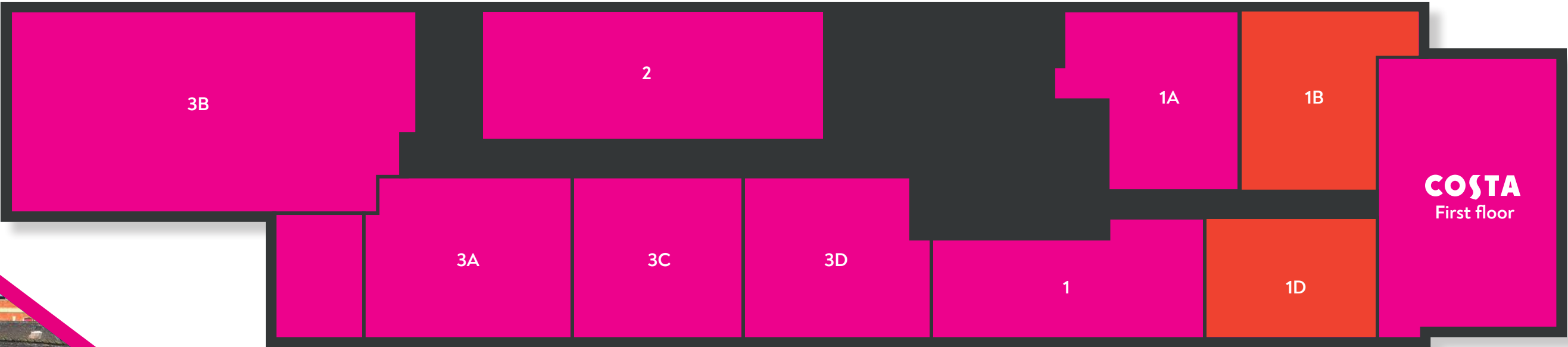
The Florist



# OFFICE SPACES

## Britannia House - above units 19 - 27

- From 457 sqft to 2,270 sqft
- Lift access
- High specification units based within beautiful listed buildings
- Suits a variety of uses
- Parking available



### BUSINESS DIRECTORY

- |           |   |
|-----------|---|
| 3B:       | Helix 50                                |
| 1:        | Visiting Angels                         |
| 1A:       | Otters Beauty                           |
| 1B:       | TO LET                                  |
| 1D:       | TO LET                                  |
| 2:        | Building Resillience in Communities LTD |
| 3A/3C/3D: | Sills & Betteridge LTD                  |

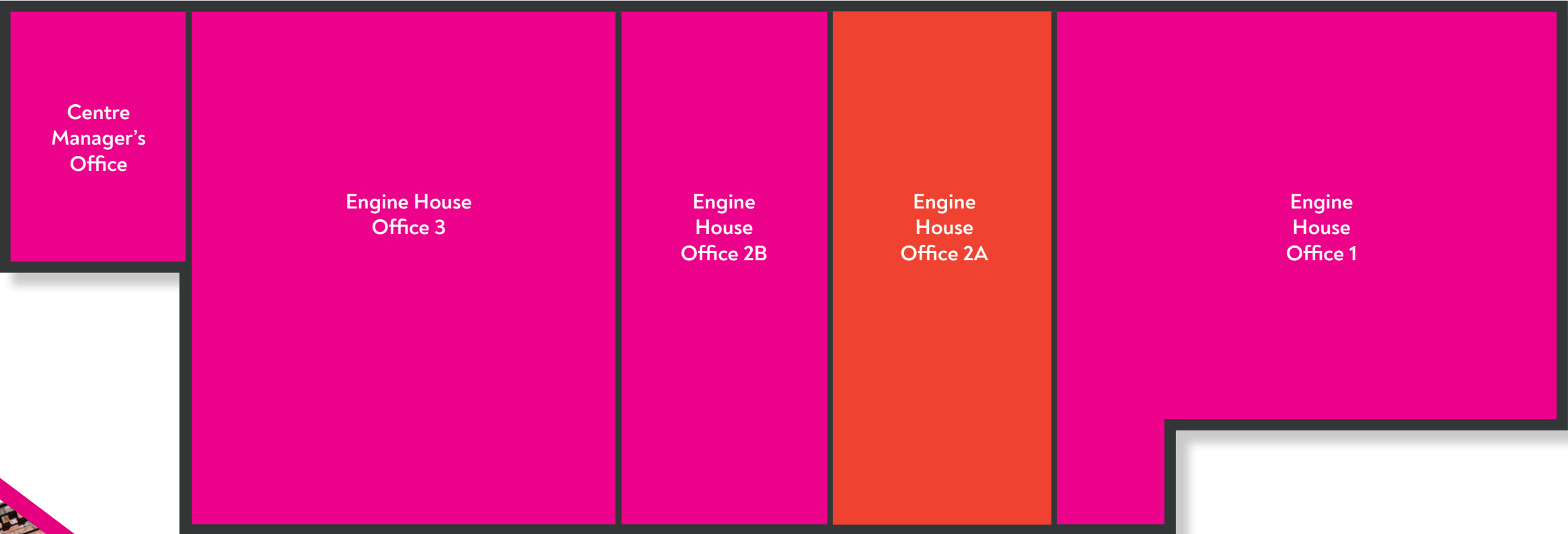




# OFFICE SPACES

## Engine House

- From 1,020 sqft to 2,475 sqft
- Lift access
- High specification units based within beautiful listed buildings
- Suits a variety of uses
- Parking available



### BUSINESS DIRECTORY

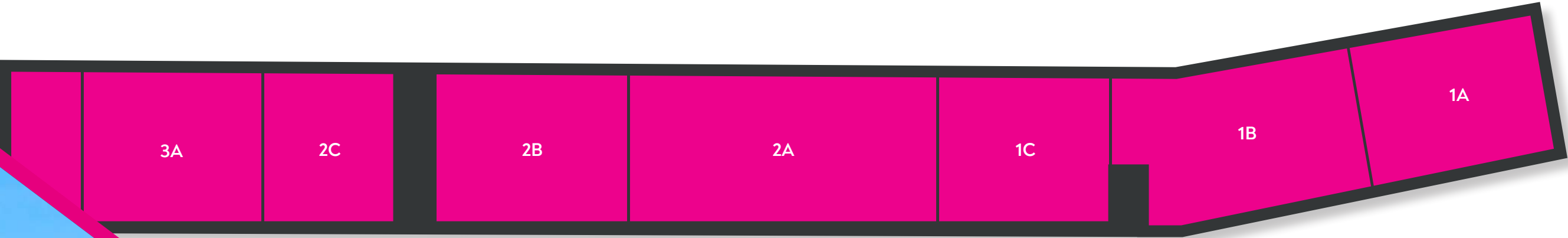
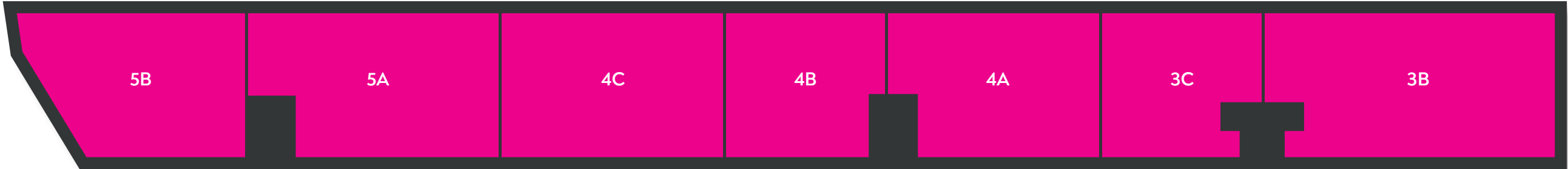
- Office 3: Martin & Co Estate Agents  
Office 2B: Engine House Fitness  
Office 2A: **VACANT**  
Office 1: Wright Vigar



# OFFICE SPACES

## Pattern Store - Ground floor

- From 650 sqft to 2,217 sqft
- Lift access
- High specification units based within beautiful listed buildings
- Suits a variety of uses
- Parking available



### BUSINESS DIRECTORY

- |           |                               |
|-----------|-------------------------------|
| 5B & 5A:  | Marshall's Yard Physiotherapy |
| 4C/4B/4A: | Hope Church                   |
| 3C & 3B:  | KAL Design                    |
| 3A:       | Finesse                       |
| 2C & 2B:  | Bomead                        |
| 2A:       | High Style Bathrooms          |
| 1C:       | Wicked Event Water Services   |
| 1B:       | Jobs 22 LTD                   |
| 1A:       | Shaw Trust                    |







## Marshall's Yard in Numbers

16 miles north of Lincoln, in the heart of Gainsborough

200,000 people per month (average footfall)

330 car parking spaces, in a short walk of several bus stops, a taxi rank & town train station

27,164 people in a 10 minute drive time and 57,553 in a 20 minute drive time

22,000 people in Gainsborough

Launched in 2007 transforming a site steeped in industrial heritage

East Midlands in Bloom Gold Award Winner

Gainsborough was awarded growth point status and has ambitious plans to deliver 1,000 new homes every 5 years. The nearby West Burton power station site was selected as home for the ambitious STEP fusion energy programme, underpinning an industry expected to be worth billions to the UK economy and creating many thousands of high skilled jobs.







## Events at Marshall's Yard



Festive and special themed events are held throughout the year including an annual tractor event and Christmas lights switch on

Weekly general and monthly farmers' markets held in Gainsborough town centre

The Gainsborough Christmas lights switch on event attracts over

**10,000**  
visitors every year





# CONTACT US:



Marshall's Yard

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For further information about Marshalls Yard and to arrange a viewing contact:

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