

# URGENT CLIENT LEISURE D2 REQUIREMENT

# PLAYFOOTBALL.

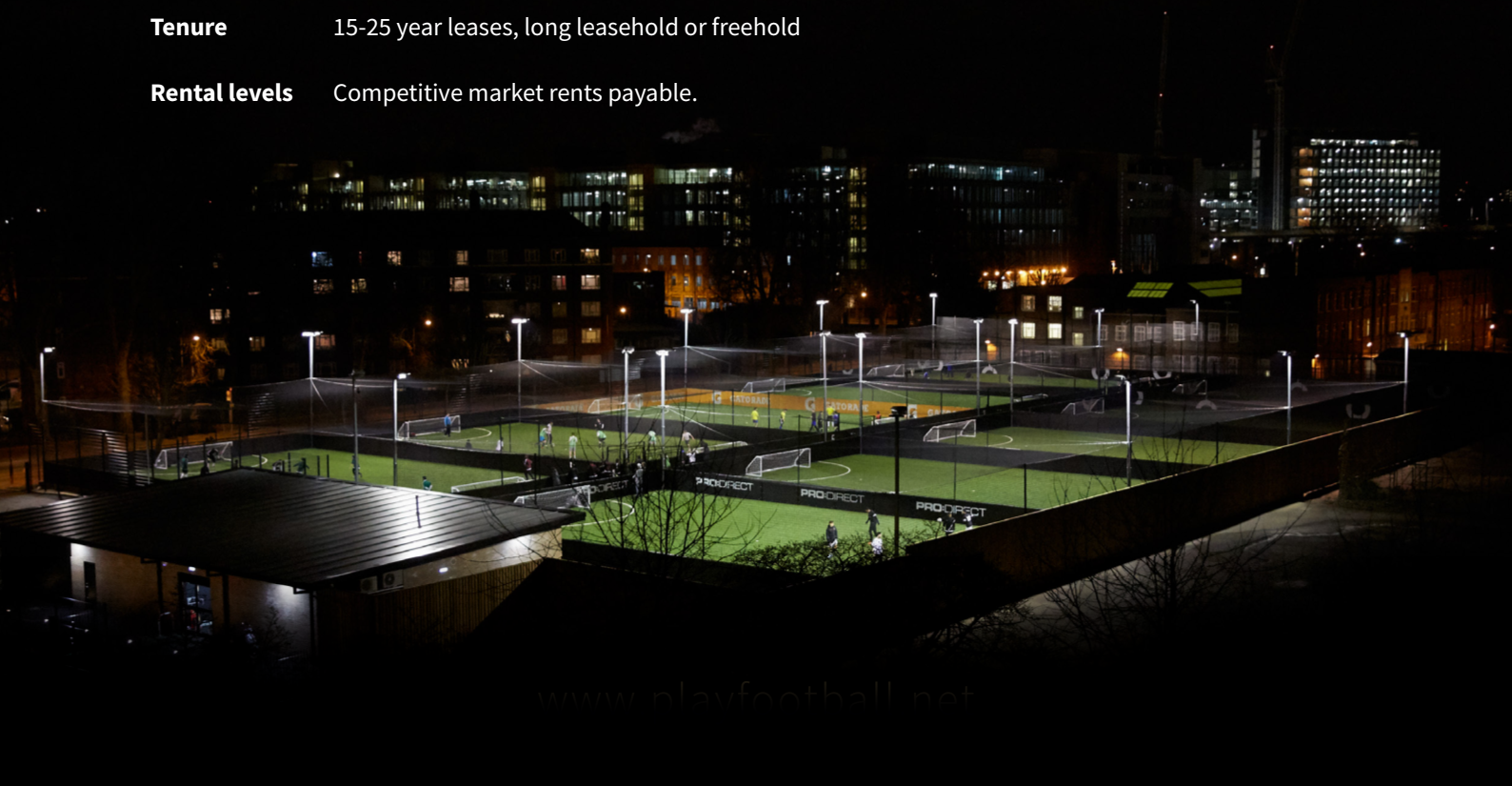
**Requirement** Indoor Venues – ground floor area of min 35,000 sq ft plus a first floor/mezz area of 10,000 sq ft  
Outdoor venues - site area required of 2 acres or 1.5 acres if shared car parking.  
Free car parking  
Specification - single level with minimum floor to ceiling of 5 metres.  
Planning consent for D2 leisure or Green Belt and MOL land considered.  
Population of 70-80,000 people

**Situation** Former nightclub, tenpin bowling, health and fitness, cinema, casino, soft play, ice, driving range and bingo venues.  
Large food superstores with excess space.  
Large retain warehouses with excess space.  
Golf clubs within the target area with excess land.

**Location** London – inside the M25  
Home Counties and South East with strong wealthy catchment areas  
Birmingham  
Bristol  
Manchester  
Leeds

**Tenure** 15-25 year leases, long leasehold or freehold

**Rental levels** Competitive market rents payable.



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