



EXCITING NEW OPPORTUNITIES
IN THE HEART OF

CHIPPENHAM



EMERY
GATE
SHOPPING
CENTRE

WELCOME TO
EMERY GATE

The gateway to shopping, leisure
and lifestyle set in the heart of Chippenham



350
car parking spaces



90,000 sq ft
popular enclosed centre



5 min
walk from Chippenham
bus station



Twice
weekly markets in the Town Centre



10 min

walk from Chippenham
train station



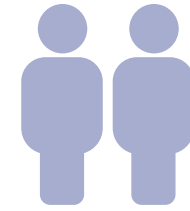
£10,000 PA*

annual household spend
(* Above UK average)



4 miles

south of M4 motorway



3.4m
visitors each year

86,000
catchment area population
within 6 miles

35,855*
population of Chippenham

(*source 2021 Census)

Following steady growth in our commercial offering, we are delighted to have added Emery Gate Shopping Centre in Chippenham to Acorn Property Group's portfolio.

With its excellent transport links and beautiful surrounding countryside, Chippenham is extremely popular with commuters. The town has a higher rate of home ownership, either outright or via a mortgage than the national average, which indicates Chippenham is an affluent area. Emery Gate is also a 15-minute walk from the Chippenham Campus of Wiltshire College and University Centre drawing in students from across the county.

Already a bustling destination in the centre of the town, Emery Gate offers huge opportunity for growth and redevelopment to help increase the already healthy footfall and attract a broader audience.

This is a very exciting time as we start to bring our plans to life and would love to welcome you to be a part of this revitalised multi-use leisure offering.

Dane Cummings

Head of Commercial Property
Acorn Property Group



EMERY GATE

REALISING THE POTENTIAL

Established 36 years ago, Emery Gate Shopping Centre occupies a prominent location in the town and is easily accessible by bus, train and car.



10 min walk



5 min walk



350 spaces

There is currently a wonderful range of boutique, independent and high street shops, cafes and restaurants including:

SPORTS
DIRECT

TESCO

COSTA
COFFEE

Poundland®

Holland & Barrett

Bonmarché

GROUND FLOOR PLAN

- Available units
- Office / WC's



CURRENT
AVAILABILITY

Two retail opportunities immediately available

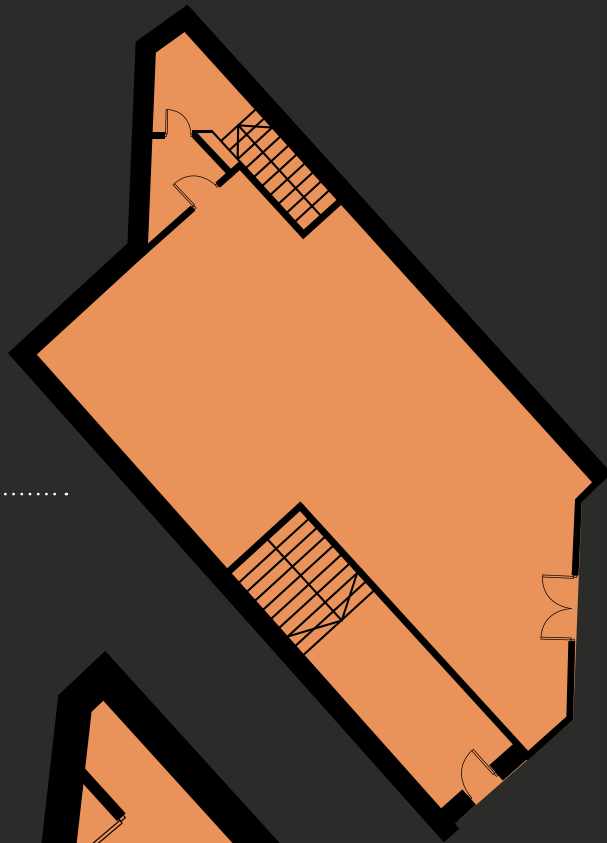
Each unit benefits from a Class E planning consent

Premises can be used for retail, financial and professional services, cafes, restaurants, offices or medical – subject to the landlord's consent

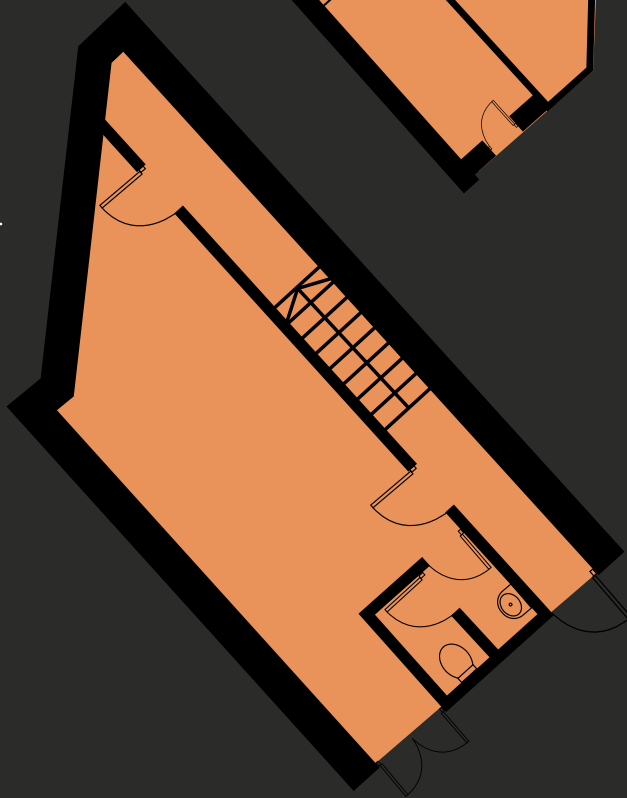
Unit 8

1,517 SQ FT

GROUND



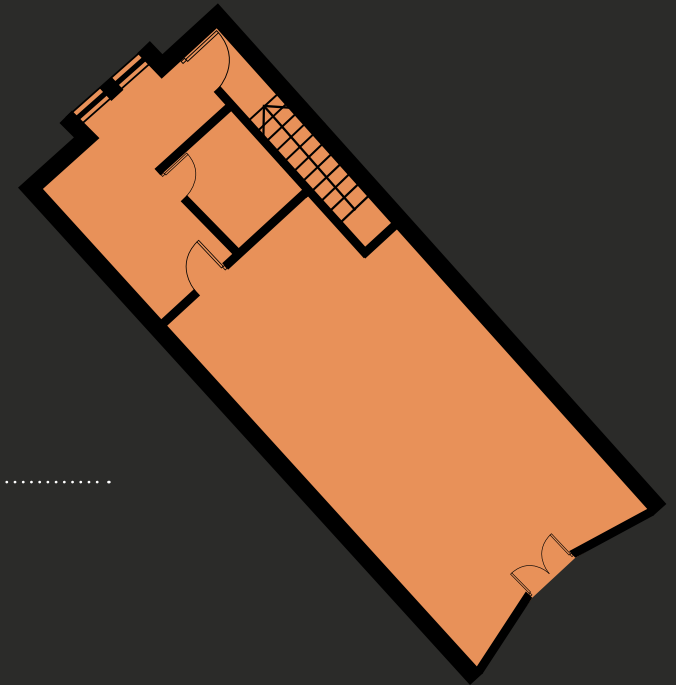
BASEMENT



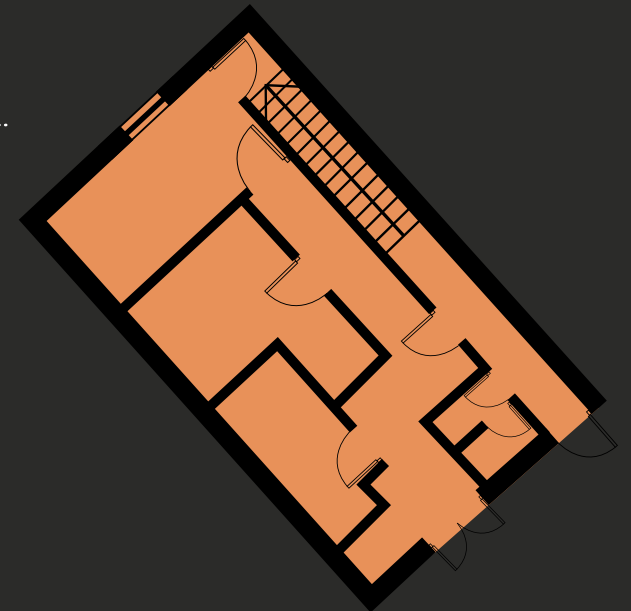
Unit 11

1,429 SQ FT

GROUND



BASEMENT



EMERY GATE OUR VISION

**Approximately 3.4 million people
visit Emery Gate every year.**

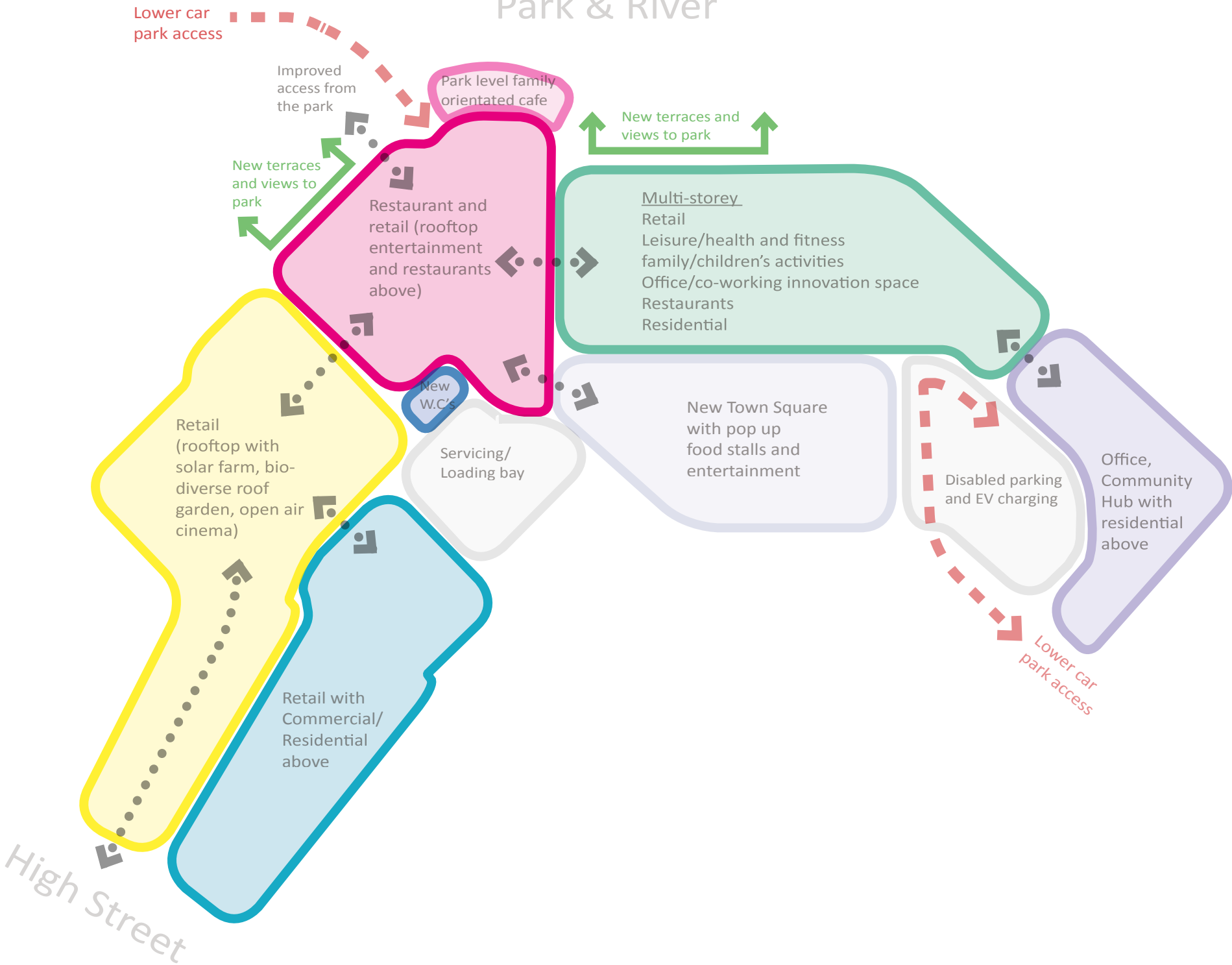
With an ever-changing retail environment, we are looking to improve the facilities and experience for Chippenham residents and the wider community. Increasing footfall by bringing improved retail, dining and leisure facilities into a revamped shopping centre. Improving the external and internal appearance, creating a modern and sustainable hub in the centre of the town.

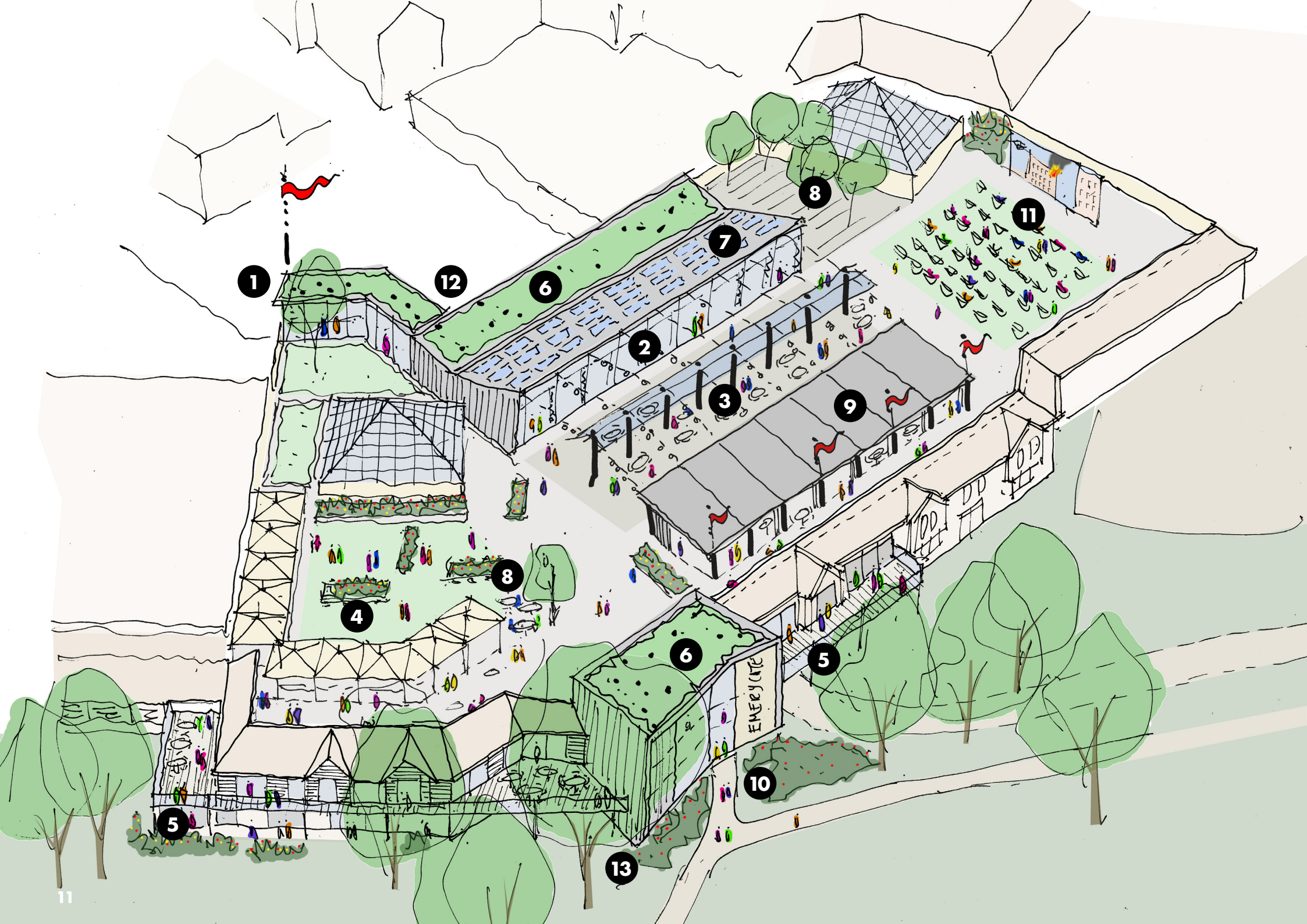
Repositioning ourselves as a leisure destination will increase food and beverage options to attract younger

consumers and families. We will also offer flexible space on temporary contracts for uses such as pop-up shops. A pop-up events space will also be available helping to support a vibrant, evolving mix of tenants.

We also have plans to include workspaces, health and fitness facilities, family activities and community hubs, utilising vacant areas and the unused roof, breathing new life and attracting new customers into an already popular shopping centre.

Park & River





1

12

6

7

8

11

2

3

9

8

4

6

5

5

10

13

EMERY GATE OUR VISION

1. IMPROVED ENTRANCE FROM THE CAR PARK

Improved access and visual marker with signage. Providing out of hours access for dining, events, and other activities at rooftop level. Platform lift incorporated to ensure access for all

2. NEW ROOFTOP BAR AND RESTAURANT

New restaurant and bar proposed all year use. Outdoor seating with glazed frontage showcasing views through to the park

3. AL FRESCO DINING

Retractable roof to provide cover and outdoor heating and lighting opportunities to serve events and restaurants

4. POP UP EVENTS

Pop up events in a flexible space. Food stalls, exhibitions, temporary stalls or marquees possible with AstroTurf surface

5. NEW TERRACES OVERLOOKING THE PARK

A variety of units with windows directly overlooking the park and river Avon, and some having outside terrace space

6. GREEN ROOFS

Green roofs where possible to help promote biodiversity and sustainable drainage solutions

7. SOLAR FARM

A solar farm on suitable areas of the roof in line with a centre wide low carbon strategy will also be aimed at reducing service charge

8. TREES AND PLANTING

Planters and trees to increase biodiversity and create a softer environment

Continue over to see more...

EMERY GATE

OUR VISION

9. SEMI ENCLOSED PERGOLA EVENT SPACE

Pergola with retractable glazed walls which could be used for food stalls, events, or seating. Set back from building edge to allow a terrace for wide ranging views over the park

10. NEW PARK ENTRANCE

Providing a visual marker from the park, across the river and high street bridge. Increasing footfall and providing safer better lit access. A new enclosure providing better lifts and stairs to the shopping centre and rooftop activities that can be separated and used as after shopping hours access

11. BIG SCREEN OR STAGE EVENTS

A dedicated area with relaxed seating, a big screen and stage would provide the perfect place to screen movies or sporting events and host productions. Flexibly designed, it could host a wide range of events from silent discos to yoga

12. NEW TOILETS

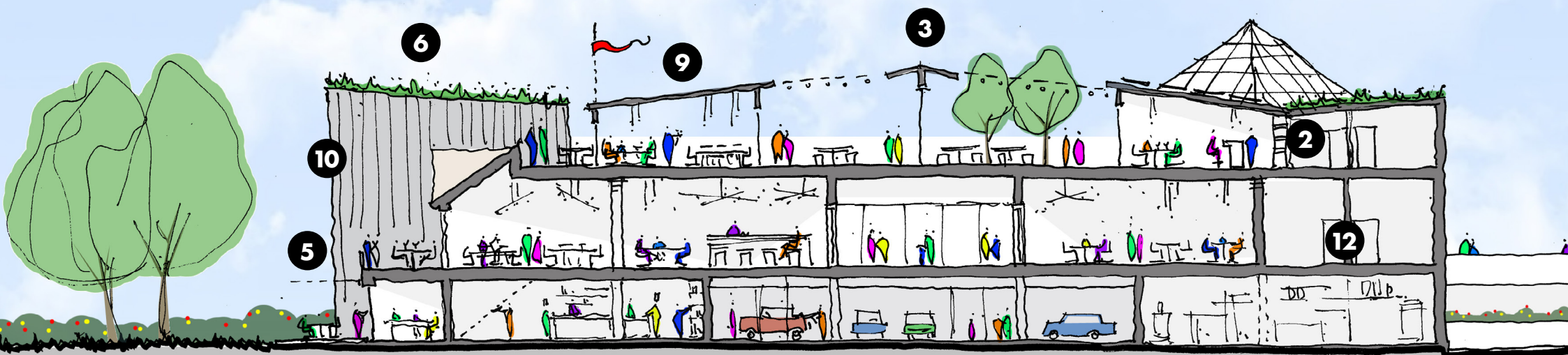
New sanitary facilities are proposed for the shopping centre at shopping and rooftop levels. In a convenient location for increased footfall for the shops and shared access for the restaurant facilities

13. GENERAL APPEARANCE

The new park access extension terraces at shopping level and increased glazing to enable views out to the park as well as into the shopping centre will vastly improve the attractiveness of the shopping centre bringing the building into the 21st century for Chippenham residents to be proud of and visitors to enjoy



Illustration of the improved car park entrance





Acorn Property Group launched Acorn Green to demonstrate our commitment to the implementation of the best possible design and technologies to further drive down the carbon footprint of our homes, moving towards long-term sustainable housing in communities.

It is important that as many of these principles are also applied to Emery Gate as possible. New ideas to help with carbon reduction and how the shopping centre can have a more sustainable future are being explored.



SUSTAINABILITY

With regards to energy efficiency, the whole centre is currently within government guidelines – no units are EPC F or G, with the majority of the centre already EPC B and C so well within the government minimum target of EPC C by April 2025 and B by April 2030.

We are working towards carbon zero and plan to work closely with tenants to monitor, track and improve energy efficiency performance.

WE AIM TO REDUCE ENERGY CONSUMPTION BY

- Replacing current lighting with LEDs throughout the centre
- Installation of PV Panels – solar farm on suitable areas of the roof – with the aim of providing sustainable energy for the whole centre and the opportunity for reduced bills for its tenants
- Optimising glazing solutions to draw in additional natural light and maximise solar gain
- Where refurbishment and building work is required, sustainable construction methods and materials are to be adopted and utilised, lowering embodied carbon and extending the building's life
- Green roofs, trees and planting will be added where possible to help promote biodiversity and provide sustainable drainage solutions
- EV charging bays to be installed – ensuring the centre meets customers' increasing needs
- Repurposing unused spaces within the centre to create multi-use work, health and leisure destinations, enhancing social and environmental value in the community



Many existing units are energy efficiency rating EPC B/C



Working towards carbon zero



Energy saving lighting



Photovoltaic PV panels



Glazing solutions



Sustainable construction



Green roofs, trees & planting



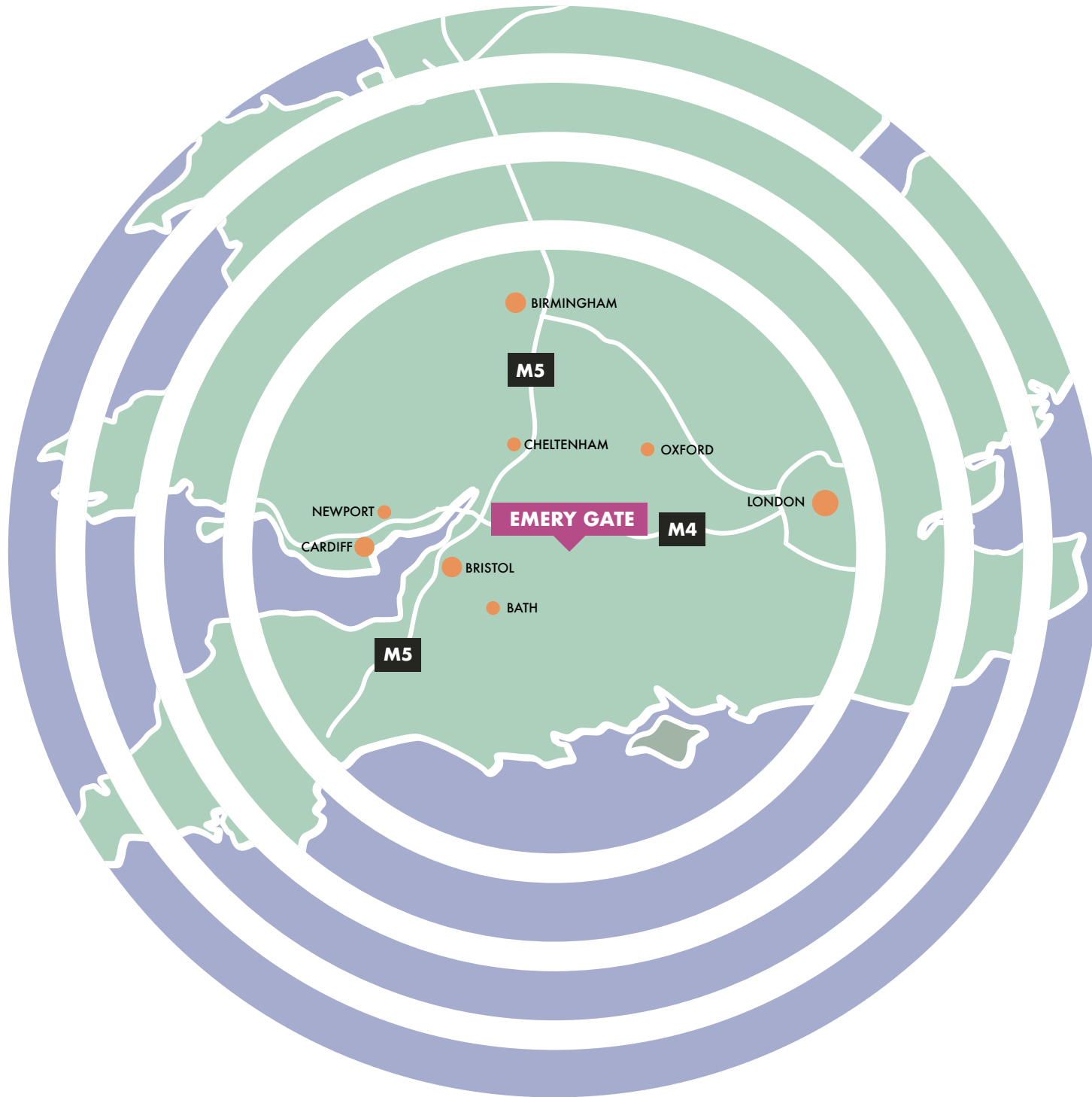
Enhanced biodiversity



Sustainable drainage systems



EV charging



EMERY GATE GETTING HERE



(350 car parking spaces)

BATH

37 minutes - 13.9 miles

BRISTOL

39 minutes - 28 miles

NEWPORT

1hr - 48 miles

CHELTENHAM

1hr 10 minutes - 38 miles

CARDIFF

1hr 17 minutes - 59 miles

OXFORD

1hr 18 minutes - 67 miles

LONDON

2hr 10 minutes - 99 miles

BIRMINGHAM

2hr 12 minutes - 99 miles

Source: Google Maps



(10 minute walk)

BATH

12 minutes

BRISTOL

27 minutes

NEWPORT

1hr 51 minutes

CHELTENHAM

1hr 32 minutes

CARDIFF

2hr 5 minutes

OXFORD

56 minutes

LONDON

1hr 36 minutes

BIRMINGHAM

2hr 52 minutes

Source: Trainline

Get in touch...

For further information
please contact us below:



Russell Walker

rjw@jamiesonmills.com

Direct: 020 3746 6884

Mobile: 07974 170 438

Richard Mills

rjm@jamiesonmills.com

Direct: 020 3746 6883

Mobile: 07831 758 755

www.emerygate.co.uk

Emerygateshoppingcentre 

EmeryGateSC 

Emerygate 

A circular logo with a black background and white text. The words 'EMERY GATE' are written in a large, bold, sans-serif font, with 'EMERY' on the top line and 'GATE' on the bottom line. Below this, the words 'SHOPPING CENTRE' are written in a smaller, all-caps, sans-serif font, arranged in two lines: 'SHOPPING' and 'CENTRE'.