



LAMBTON PARK

BOWES GATE VISION

JULY 2022

Bowes Gate is a key component in the development at Lambton Park. It will be owned and controlled by the Estate, with a complementary mix of businesses, whose occupation on site will make a fantastic contribution to the vibrant community which is being built at Lambton Park.

Anticipated as being the beating heart of the development at Lambton, Bowes Gate will be a thriving community hub with the facilities needed to service the housing, businesses and visitors to the Park.

The Vision for Bowes Gate is to provide a traditional high street of around 9 independent businesses which are expected to include.

- Baker
- Delicatessen
- Butcher
- Grocer
- Estate farm shop
- Florist
- Pharmacy
- Convenience Store
- Hairdresser/Beauty Salon

The upper floors could accommodate conventional offices; serviced office space/ meeting rooms; healthcare users; wellness centre such as Yoga/Pilates, or a gym.

Plans are now in a finalised form and include a standalone Pavilion café/bistro (3,450 sq ft, plus 365 sq ft of ancillary storage/office); with the main building comprising of 11,600 sq ft of ground floor retail space and 26,500 sq ft of office space.

A key component of the development will be the creation of a new park immediately west of the Pavilion, which will be delivered as part of this scheme.





Looking south east across the newly created park



Eastern & Southern Elevations

N.B. All images are for illustrative purposes only.



Pavilion Interior



LAMBTON PARK

For any questions or more information about the Boves Gate Development contact: Hugo Mallaby: 0191 385 1737 or e: achm@gscgrays.co.uk



If you would like to register your interest in space within the new Boves Gate development, please complete an Expression of Interest form by clicking on the link below:

[Register here](#)