

NORTHERN HEIGHTS & ANGEL GARDENS

ROMFORD RM1 1JH

Commercial Space TO LET

8 Individual Units

Within a newly built Town Centre Development of 448 flats & 63-bed hotel.

E CLASS USE

Ranging from 222 sq.m / 2398 sq. ft to 1757 sq.m / 18912 sq. ft

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EXECUTIVE SUMMARY

- A rare development opportunity located in Romford town centre within the London Borough of Havering
- Property comprises two sites: Northern Heights and Angel Gardens, which have planning permission for a mixed use development scheme
- Angel Gardens is a new development of 350 residential flats, a 63-bed hotel and retail space providing 38416 sq. ft (3569 sq. m) in total arranged as 5 units with varying sizes from 222 sq.m / 2398 sq. ft to 1757 m² / 18912 sq. ft.
- Northern Heights is a new development of 98 residential flats, and retail space providing 8245 sq. ft (766 sq. m) in total arranged as 3 units with varying sizes from 202 sq.m / 2174 sq. ft to 326 m² / 3509 sq. ft.
- Located approximately 0.3 mi (0.5 km) north west of Romford National Rail station which will be a stop on the Elizabeth Line (Crossrail)
- Available by way of New FRI Leases

Attractive average unit size of approximately **594 sq ft** across the two schemes

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LOCATION

Romford is a rapidly evolving town on the borders of East London and Essex which has seen significant redevelopment in recent years following the success of the Olympic Park redevelopment in Stratford, and since being named as a station on the new Elizabeth (Crossrail) train line.



- The Liberty Shopping Centre, Brewery Shopping Centre and Mercury Shopping Centre are all within close proximity. These provide a comprehensive retail offering for Romford Town Centre.
- The Chase Nature Reserve, a 120 acre park consisting of a diverse mix of habitats alongside the River Rom, is situated 1.6 mi (2.5 km) to the south.



- Excellent transport links, providing easy access west towards Central London and east towards Brentwood and Essex.
- The subject property is centrally situated within Romford town centre.

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CONNECTIVITY



Located approximately 0.3 mi (0.5 km) to the north of Romford National Rail station.



Services to Stratford Station in 20 minutes and London Liverpool Street station in 29 minutes (Source:TFL).

Romford Station will be a stop on the Elizabeth Line (Crossrail) service providing services east to west across London.



Numerous bus routes connecting Romford to Chigwell in the north, Upminster to the east, Dagenham to the south and Barking to the west.



The A12 is situated approximately 0.6 mi (0.9 km) to the north, and the M25 Junction 28 approximately 4.1 mi (6.6 km) to the west.

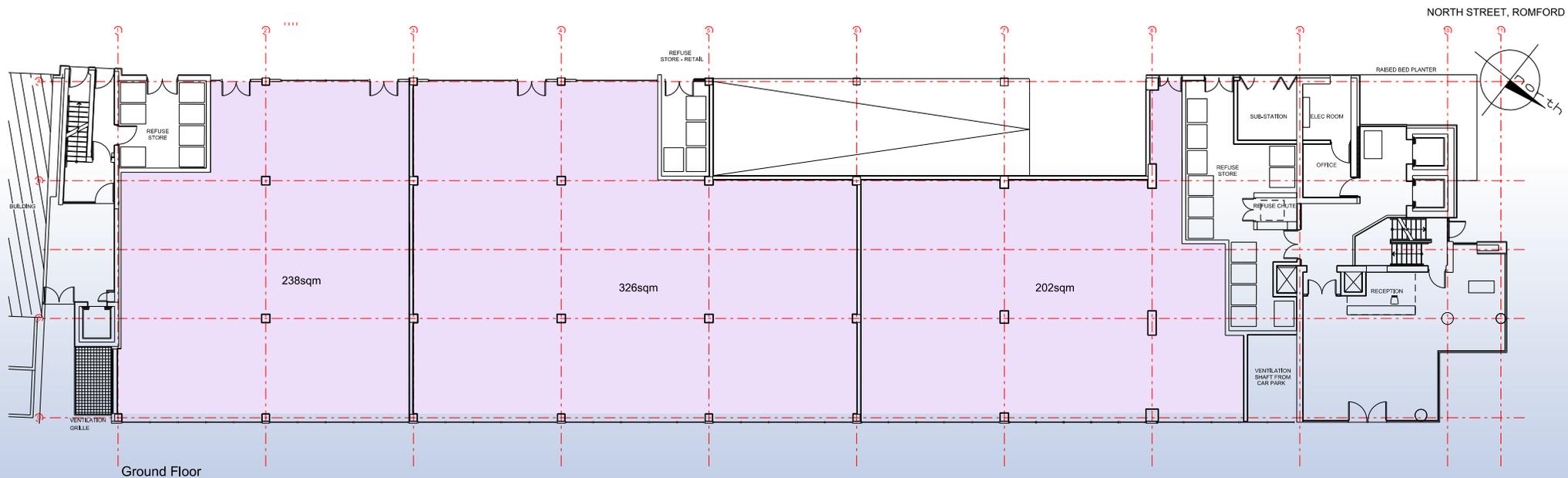


Stratford	19 minutes
Liverpool Street	27 minutes
Tottenham Court Road	33 minutes
Paddington	38 minutes
Ealing Broadway	46 minutes
Heathrow Terminal 5	68 minutes

(Source: TFL)

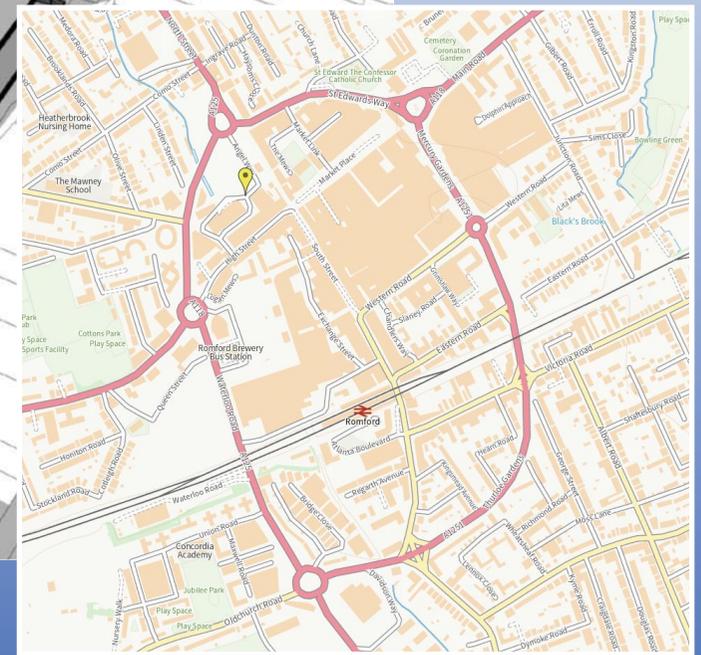
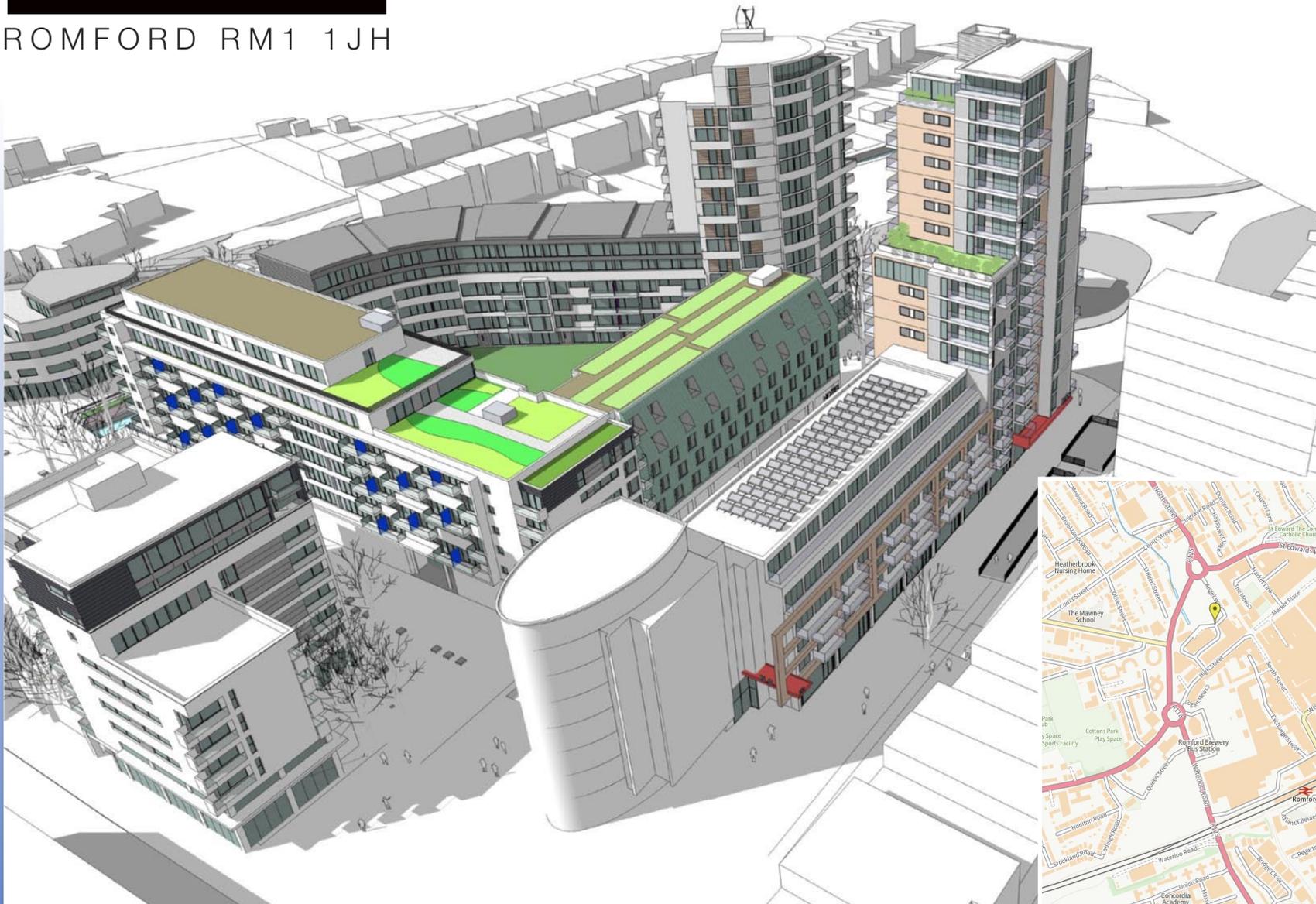


NORTHERN HEIGHTS



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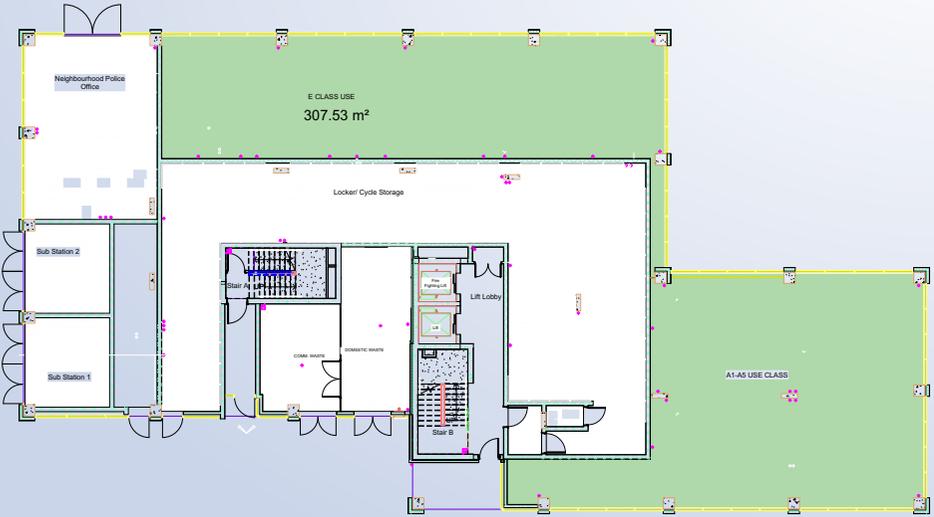
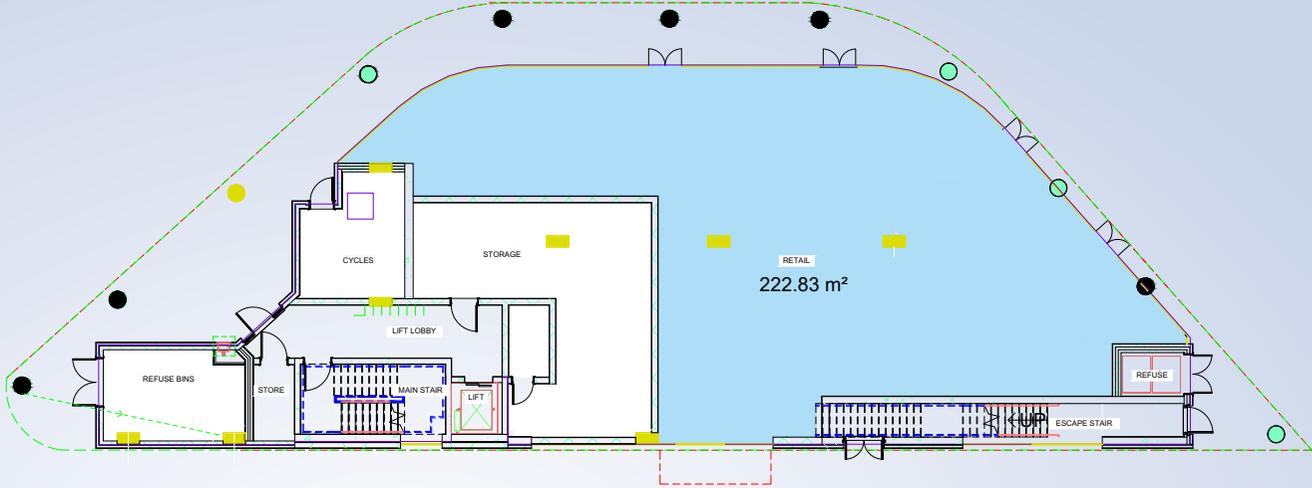
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Accommodation Schedule	Class E Use		
	M ²	sq.ft	Rent
Northern Heights			
Retail Space	238	2561.81	£ROA
Retail Space	326	3509.03	£ROA
Retail Space	202	2174.31	£ROA
Angel Gardens			
Block A			
Retail Space/ Superstore	1757.7	18920.1	£ROA
Retail Space	439.6	4732	£ROA
Retail Space	842	9063.7	£ROA
Block B			
Retail Space	307.53	3310.23	£ROA
Block C			
Retail Space	222.83	2398.52	£ROA

ANGEL GARDENS



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TERMS

All units will be available on brand new leases and left in shell and core condition with capped services.

Rents: Price Upon Application.

PROPERTY VIEWINGS

Viewings are strictly by appointment; please contact the selling agent to make an appointment.

countrywide

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