

# THE HORIZON BUILDING

51-59 Ilford Hill, Ilford, IG1 2ZN

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Exciting new development to let or may sell
- 16,000 sq ft of ground floor retail space

## LOCATION

Ilford is one of northeast London's largest and most cosmopolitan towns.

Ilford is already a well connected town and the it offers easy access to a number of key locations across east and Central London. Ilford Station will receive an £11 million upgrade with Crossrail and will benefit from increased service frequency – one train every five minutes – and reduced travel times into key central London destinations.

Part of an extensive regeneration programme that will revitalise central Ilford, Horizon will deliver a new landmark for this growing part of outer London. The Horizon Building comprises 122 new homes, which have already been pre-sold to IP Global and 16,000 sq ft of ground floor retail space.

## ACCOMMODATION

The premises are arranged at ground floor only and can be let as a whole or split into units providing the following approximate lettable areas:-

Unit 1:	3,778 sq ft	351 sq m
Unit 2:	10,279 sq ft	955 sq m
Unit 3:	2,142 sq ft	199 sq m

## RENT

The rent is to be paid per annum exclusive of rates, service charge and VAT (if applicable), payable quarterly in advance.

Unit 1 - £55,000 pax	<b>UNDER OFFER</b>
Unit 2 - £155,000 pax	
Unit 3 - £32,000 pax	

Long Leasehold – Upon application



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## RATES

The Business Rates will be subject to assessment upon occupation.

## TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

## SPECIFICATION

The premises are handed over in their existing condition.

\*Plans and further information available upon request

## SERVICE CHARGE

TBC

## INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey

020 7182 7493

[nick@fawcettmead.co.uk](mailto:nick@fawcettmead.co.uk)

Or via our joint agent, Alex Davidson

0207 016 2022

[alex@ksaproperty.co.uk](mailto:alex@ksaproperty.co.uk)

Subject to Contract

## ILFORD DEVELOPMENT



Ilford Town Centre & Area Action Plan Boundary

Crossrail Station (New services operational from 2019)

National Rail Station (Current station)