



iSCENE

ILFORD

## STRONG CONNECTIONS

# A THRIVING AND VIBRANT TOWN

ILFORD IS A VIBRANT AND EXPANDING TOWN IN NORTH-EAST LONDON. WITH STRONG CONNECTIONS TO LONDON

Hosting a high proportion of the 25-34 age group and important middle-income groups (Mosaic Data). Developers are already capitalising on the huge potential that Crossrail will bring in 2019 and there are a number of large-scale residential developments underway between iScene and Ilford rail station.

The town has a thriving high street and shopping centre and is marked as an area of opportunity in the London Plan, promoting growth and development. Nearby, the area is seeing continued investment with residential and community facilities being built.

iScene is an existing mixed use development which includes an 11-screen cinema with over 600,000 visits per annum, restaurants, leisure uses and a hotel.

Our aim is to revitalise iScene by introducing an exciting new restaurant frontage at ground floor, creating an active and vibrant streetscape. A new contemporary façade will refresh iScene, reinforcing the development as the major leisure destination in both Ilford and East London.

20 MINUTES

TO LONDON  
LIVERPOOL  
STREET

600K

VISITS TO CINEMA AT  
iSCENE PER ANNUM



AN ATTRACTIVE AND  
INVITING NEW DESTINATION  
IN ILFORD TOWN CENTRE



Subject to planning



## HUGE POTENTIAL

# WHY ILFORD



A MAJOR COMMUTER TOWN WITH 515,000 PRIMARY CATCHMENT



CROSSRAIL STATION OPENING 2019



ILLFORD HAS RECENTLY SEEN H&M, STARBUCKS, METROBANK AND CREAMS ALL OPEN.



BUSINESS IMPROVEMENT DISTRICT (BID) SEEKING TO INVEST OVER £2.3M OVER THE NEXT 3 YEARS



1500 NEW HOMES AND 25,000SQ M OF COMMERCIAL FLOOR SPACE PLANNED FOR 2016



SIGNIFICANT ANTICIPATED POPULATION GROWTH 2015-2018

01

A new set back frontage at ground floor, creating a new contemporary environment and the possibility of alfresco dining (subject to licence).

02

Exposed stone columns complete the contemporary look and create an inviting colonnade.

## IMPROVEMENTS

THE NEW SCHEME WILL SEE A COMPREHENSIVE REFURBISHMENT TO PROVIDE AN ATTRACTIVE AND INVITING NEW DESTINATION IN ILFORD TOWN CENTRE.

03

Full height, fully glazed and well lit restaurant frontages incorporating clear, modern signage.

04

Well sized and proportioned restaurant units, serviced from a separate enclosed service yard to the rear.

05

Enhanced cinema signage and branding, the already successful Cineworld will be more prominent and inviting. The addition of seven restaurants will create an evening destination.

06

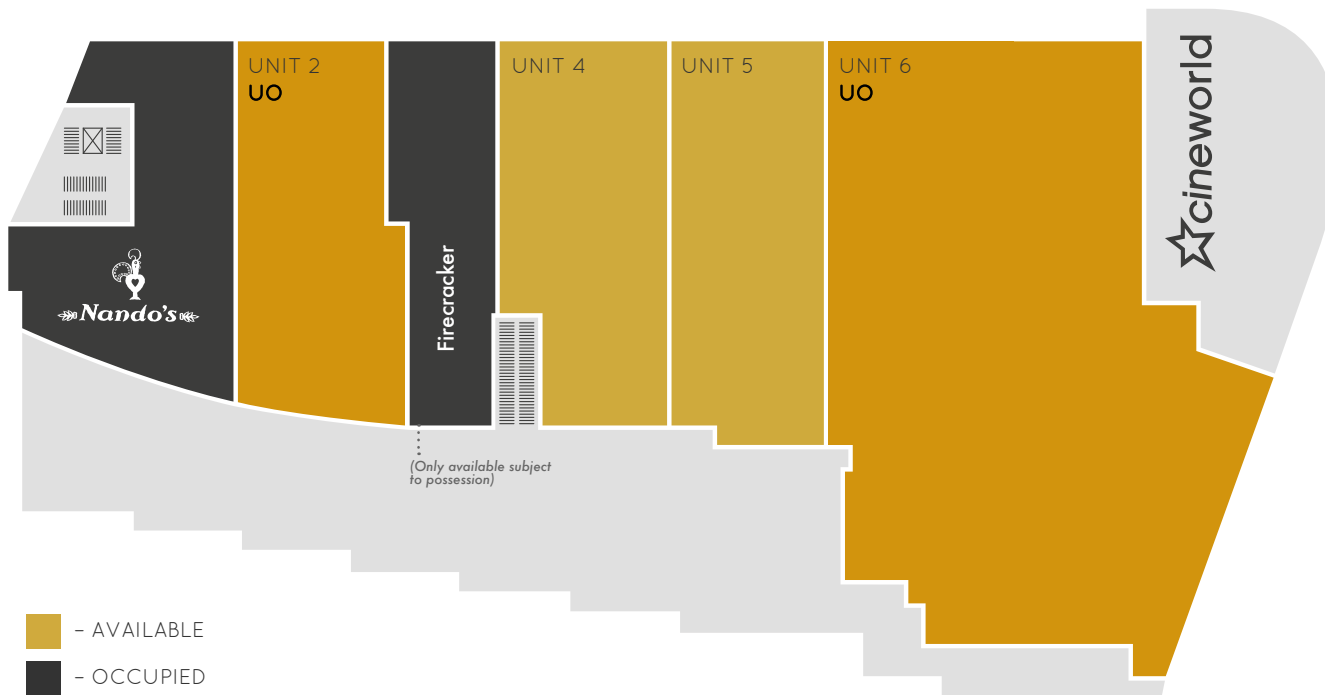
Feature gold coloured façade to the upper levels shimmers in the light, a new landmark building in Ilford.



Subject to planning

NEW A3 OPPORTUNITIES

# FLOOR PLAN



- AVAILABLE
- OCCUPIED
- UNDER OFFER

## NOTABLE NEIGHBOURS



**11** SCREEN  
MULTIPLEX  
CINEMA

**650** SPACE  
CAR PARK ADJACENT  
TO SCHEME

**515,000** PEOPLE  
TOTAL CATCHMENT AREA  
FOR SCHEME

## UNIT SPECIFICATION

UNIT 2	344.1M <sup>2</sup> / 3704FT <sup>2</sup>
UNIT 4	285.6 <sup>2</sup> / 3075FT <sup>2</sup>
UNIT 5	344.5M <sup>2</sup> / 3707FT <sup>2</sup>
UNIT 6	1232M <sup>2</sup> / 13266FT <sup>2</sup>

Quoting £25 psf per annum



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