



i S C E N E
—
I L F O R D

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 2021 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.

i-Scene 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 i-Scene by introducing an exciting new restaurant frontage at ground floor, creating an active and vibrant streetscape. A new contemporary façade will refresh i-Scene, reinforcing the development as the major leisure destination in both Ilford and East London.

20

MINUTES
TO LONDON
LIVERPOOL
STREET

600K

VISITS
TO i-SCENE CINEMA
PER ANNUM



AN ATTRACTIVE AND
INVITING NEW DESTINATION
IN ILFORD TOWN CENTRE



NOW COMPLETE AND READY FOR OCCUPATION



HUGE POTENTIAL

why ilford



A MAJOR COMMUTER TOWN WITH 515,000 PRIMARY CATCHMENT



CROSSRAIL STATION OPENING 2021



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



1 500 NEW HOMES AND 25,000SQ M OF COMMERCIAL SPACE UNDER CONSTRUCTION



SIGNIFICANT ANTICIPATED POPULATION GROWTH 2015-2021



02

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

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.

01

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

IMPROVEMENTS

THE NEW SCHEME SEES A COMPREHENSIVE REFURBISHMENT PROVIDING AN ATTRACTIVE AND INVITING NEW DESTINATION IN ILFORD TOWN CENTRE.

04

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

03

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

06

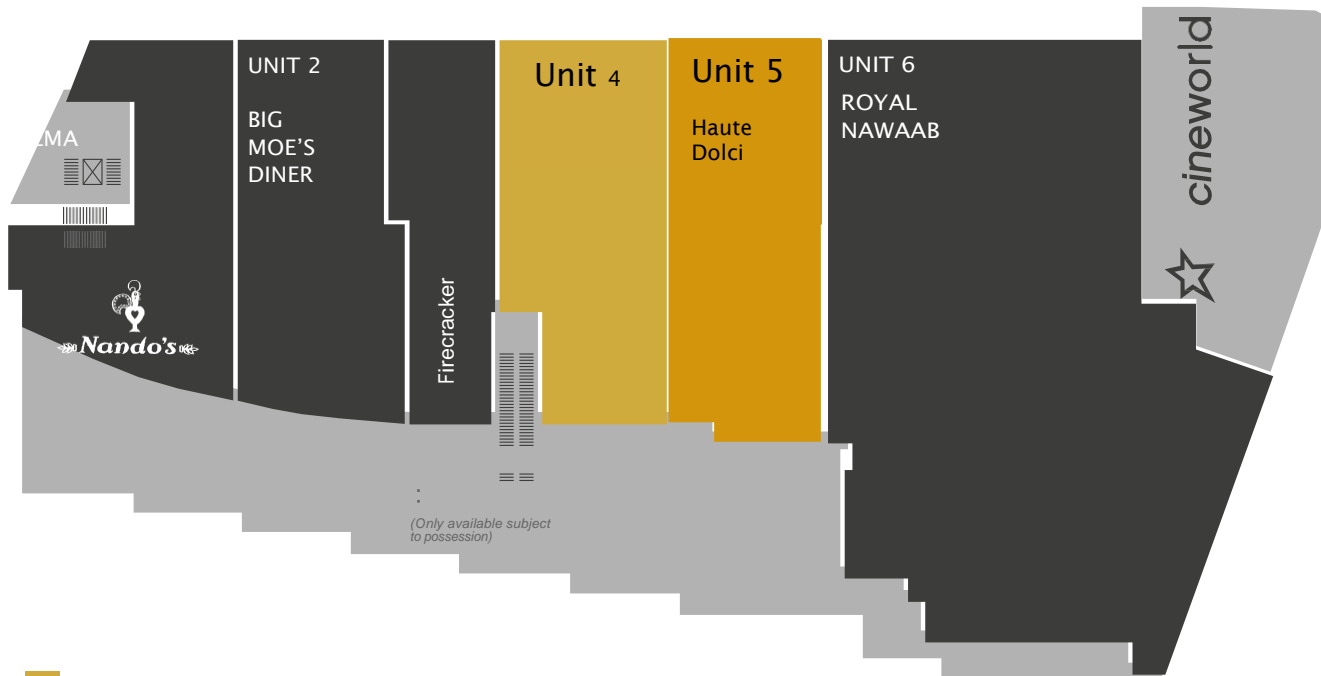
Feature gold coloured façade to the upper levels shimmers in the light, a new landmark building in Ilford.



Subject to planning

NEW A3 OPPORTUNITIES

FLOOR PLAN



- AVAILABLE
- OCCUPIED
- UNDER OFFER

NOTABLE NEIGHBOURS



11 650

SCREEN
MULTIPLEX
CINEMA

SPACE
CAR PARK ADJACENT
TO SCHEME

515,000

PEOPLE
TOTAL CATCHMENT AREA
FOR SCHEME

UNIT SPECIFICATION

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

Quoting £25 psf per annum



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