

The Horizon Building

51-59 Ilford Hill, Ilford IG1 2DG



A striking design and landmark that immerses you in the revitalisation of the heart of a modern East London

Location

UP TO 17,166 SQ FT OF HIGH SPECIFICATION,
PRIME RETAIL SPACE AVAILABLE TO LET

122 NEW RESIDENTIAL APARTMENTS OF
EXCEPTIONAL QUALITY

TICKET HALL FOR ILFORD STATION



The horizon building, now one of Ilford's landmark new mixed use scheme, is located within the vibrant and multicultural town centre of Ilford, home to the famous exchange shopping mall and accompanied high street consisting of leading retail brands, supermarkets, restaurants and cafés.

Ilford town centre is one of London's most exciting regeneration opportunities set to inject thousands of new homes, jobs, restaurants and services within the area to improve diversity and it's fast improving reputation as an evolving and well connected place to live.

Notable occupiers nearby include Holland & Barrett, Subway, Superdrug and Costa together with the leading Banks and Building Societies and other leading High Street Brands on High Road, Ilford.



Accessibility

The horizon building is conveniently located adjacent to one of east London's busiest stations, Ilford station, recently upgraded to the Crossrail scheme, benefiting from increased service frequencies into key central London destinations. Part of the building will be used by Crossrail to build a brand new ticket hall for the station.



Better connected than ever

With an £11m upgrade to one of east London's busiest stations, Ilford station will benefit from increased service frequencies making journeys into the key central London destinations a timely boost.

According to the office of rail and road, during the period of April 2021 – march 2022, total users of Ilford station amounted to 4,754,530, ranking 57th amongst thousands of railway stations.

Journey Times

Ilford to Liverpool Street – 18 mins
 Ilford to Tottenham Court Road – 24 mins
 Ilford to Heathrow T4 – 1h 10mins
 Road links in the area are also favourable with A123 directly connecting to the A12 and the A406 London North Circular Road.

Local Area

392K RESIDENTS WITHIN ILFORD TOWN CENTRE
353,134 RESIDENTS IN NEIGHBOURING BOROUGH OF NEWHAM

Nearby Schemes

THE ILFORD WESTERN GATEWAY

A scheme set to commence in 2024 will deliver approximately 1,000 new homes, 30,000sf of community space, safer and greener environments, as well as improving accessibility between Ilford hill flyover and Ilford station.

SAINSBURY'S SUPERMARKET

Walking distance from horizon, Chapel Place will deliver more than 800 homes proposing an additional garden area of 6,800sm with commercial units for retail, leisure or workspace.

PIONEER POINT

A 390ft striking landmark walking distance from the horizon built over 10 years ago provides over 290 apartments, commercial and cultural spaces. a striking architectural skyscraper within the heart of the centre.

THE NEIGHBOURHOOD

Local Occupiers

ADMIRAL
 HOLLAND AND BARRETT
 NATWEST
 TESCO EXPRESS
 THE GYM GROUP
 ICELAND
 SPECSAVERS
 BARCLAYS BANK PLC
 ZEE & CO
 BOOTS

SUPERDRUG
 NEXT
 RIVER ISLAND
 NEW LOOK
 MARKS AND SPENCERS
 PRIMARK
 TK MAXX
 WILKO
 SPORTS DIRECT
 WHSMITH

Eating

WENDY'S
 COSTA COFFEE
 DIXY CHICKEN
 GREGGS
 ROOSTERS PIRI PIRI
 LOADED GOURMET BURGER AND FRIES
 SULTAN TURKISH RESTAURANT
 GERMAN DONER KEBAB

Elizabeth line



MAYOR OF LONDON



Opportunity

THE HORIZON BUILDING OFFERS 3 BRAND NEW
GROUND FLOOR CLASS 'E' COMMERCIAL UNITS.

KEY FEATURES

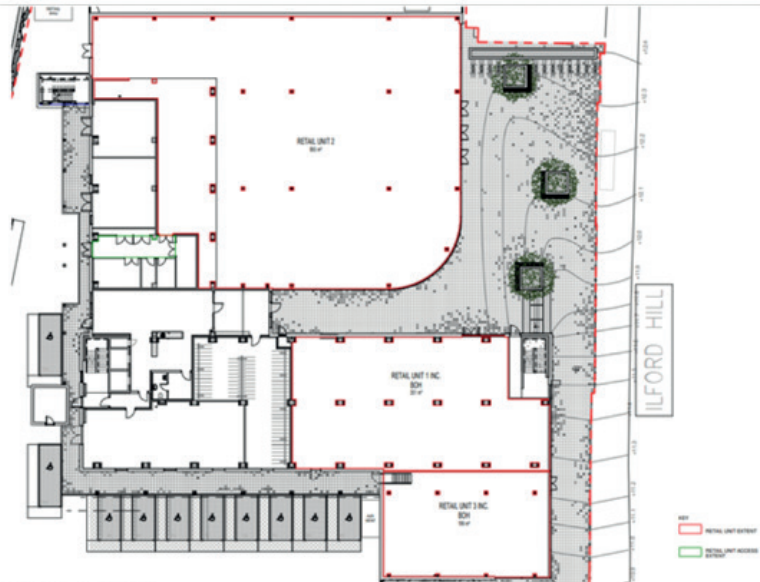
- LANDMARK BUILDING IN THE HEART OF ILFORD'S REGENERATION SCHEME
- ADJACENT TO CROSSRAIL AND TFL RED ROUTE WITH DIRECT LINK TO UNITS
- SITUATED WITHIN A NEW RESIDENTIAL DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- HIGH SPEC
- SHELL AND CORE COMMERCIAL UNITS
- LARGE GLAZED FRONTAGE
- PROMINENT LOCATION
- HIGH FOOTFALL



UNIT 2 – 10,280 SQ. FT



UNIT 1 – 3,778 SQ. FT & UNIT 3 – 2,142 SQ. FT



RENT

UNIT 1 - £57,500.00 pa
UNIT 2 - £155,000.00 pa
UNIT 3 - £33,000.00 pa

RATES

The rateable value is due to be assessed and interest parties are advised to make their own enquiries to the London borough of Redbridge.

SERVICE CHARGE

To be confirmed

LEASE TERMS

A new lease available for each unit for a term to be agreed, subject to periodic upwards only rent reviews.

VAT

VAT is applicable in respect to the lettings.





**Please contact us
for any other information**

Rajiv Kataria MRICS
07506 386 963
Rajiv@cliffords-estates.co.uk

Priya Parmar MRICS
020 8599 9911
Pparmar@cliffords-estates.co.uk

Andrew Caplin
01708 731200
Andrew@ac-commercial.com



01708 731200
www.andrewcaplincommercial.com

020 8599 9911
www.tfksurveyors.co.uk

