

# EXCHANGE ILFORD WATCH YOUR BUSINESS GROW

IN ONE OF THE UK'S  
FASTEST GROWING  
DESTINATIONS



TK Maxx relocating to larger  
store and new NHS Health  
Centre - opening late 2023



# AS LONDON SHIFTS EAST, ILFORD IS GROWING

The opening of the Elizabeth Line and a new Ilford station opposite the Exchange has dramatically decreased journey times into central London, and with it comes a rapid increase in investment.

**3,000**

new jobs  
by 2030

**6,000**

new homes  
planned by 2030

**£100M+**

increase in  
disposable income  
by 2030

**£70M**

public sector  
investment into the  
town from crossrail

**10.7%**

population growth  
by 2026

**41%**

of catchment have 1 or  
more children

**323K**

estimated  
population by 2030

**£55.8M**

GLA housing  
zone allocation





# A DYNAMIC DESTINATION

Exchange Ilford sits in the heart of Redbridge borough, with **48% dominance** in the town. The local community is vibrant and diverse with 23% of its population under sixteen. There has been 20% employment growth since 2011 with 2,500 new businesses created each year.



M&amp;S

NEXT

SPORTS  
DIRECT

T.K.maxx

H&amp;M

COSTA

The Entertainer  
TheToyShop.com

PANDORA



**1,000**  
parking spaces



**+10M**  
annual footfall



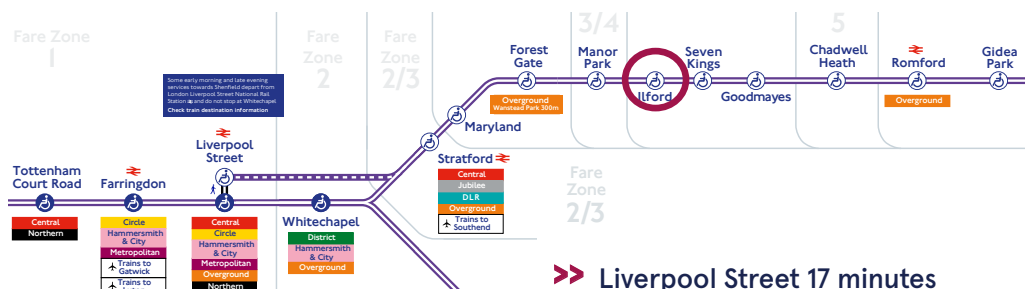
**61 MINS**  
dwell times

Opportunity surrounds Exchange Ilford as it sits at the heart of a convenient and accessible town centre with new workspace, education and leisure facilities supporting a larger residential population.

## CROSSRAIL MULTI-MILLION POUND REBUILD OF ILFORD STATION



The new Crossrail station sits opposite the entrance to Exchange, Ilford



## CATCHMENT



**394,597**  
core catchment



Comfortable communities are the largest shopper group at the Exchange, with an average drivetime of 8 minutes and visiting 1.2 times a week

## TRAVEL TIMES



- >> Liverpool Street 17 minutes
- >> Faringdon 19 minutes
- >> Bond Street 24 minutes



- » A465 North Circular on the doorstep
- » 10 mins to M11
- » 20 mins to M25
- » 5 minutes to A12 and A13
- » Canary Wharf, only 16 minutes away



# GROWING 6,000 NEW HOMES BY 2030

The population is set to grow significantly over the next 10 years and Crossrail is hastening the movement of investment eastwards through London.



Chapel Place: Telford Homes and Sainsbury's submitted plans in summer 2022

## ILFORD IS TRANSFORMING

Ilford is changing with the shift of London eastwards. It's an exciting time for the town and the borough as plans evolve to create new homes, a high quality place, a liveable town centre and economic growth.

## REGENERATION

The delivery of new homes and spaces for business to grow in the heart of Ilford will boost the economic and cultural vitality throughout the day and evening, including ready access to a diverse range of shops, services, leisure and entertainment opportunities for local residents.



## NEW HOMES PLANNED

**1,350**

Central

**1,500**

Ilford Riverside

**1,330**

Ilford Circus

**960**

Chapel Place

**960**

Ilford Eastside



# KEY DEVELOPMENTS AND CONNECTIVITY





# AT THE HEART OF THE COMMUNITY

The centre has a strong family focus and has undergone a number of best in class transformations that have attracted thousands of additional shoppers to the centre.

Works have included internal refurbishment and decluttering, a large free children's play area, improved parking with new dedicated parent parking zone, new toilets and parent & baby facilities.

## NEW: GP AND HEALTH CENTRE

Exciting plans have been unveiled to introduce a 'one-stop shop' NHS GP and Health Centre to the centre.

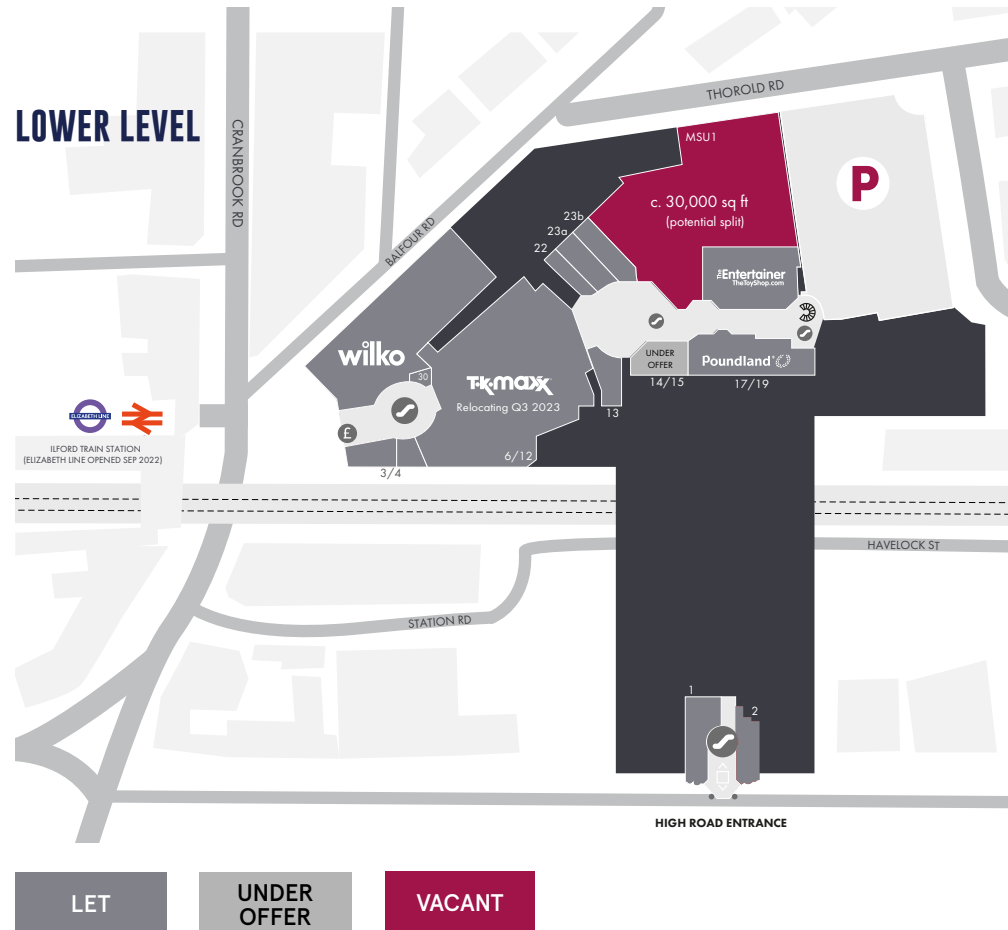
The health and care centre is proposed to give people access to GP services, blood testing and podiatry, mental health support, children's services and adult social care amongst its offering.

- The centre will start with 15,000 patients and is expected to grow to around 20,000 by 2030
- Over 1,000 patients and visitors will attend every day
- GP Surgery – General GP Practice Services and Primary Care Network Provision
- Phlebotomy, Podiatry, Talking Therapies, Health Visitors, several Children's Services and LTC



# SPACE

## LOWER LEVEL



## MIDDLE LEVEL



## UPPER LEVEL





# FIND OUT MORE



Nick Symons  
07977 998825  
nicksymons@fmx.co.uk

Henry Foreman  
07469 155716  
henryforeman@fmx.co.uk

Hugo Mackichan  
07534 438411  
hugomackichan@fmx.co.uk

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2023

C&R

**CAPITAL &  
REGIONAL**

Sofie Bajnoczky  
07546 413 881  
sofie.bajnoczky@capreg.com

