

**BECKETTS HOUSE &  
CAXTON PLACE**  
ILFORD, IG1 2DA



**BRNS GROUP**  
REAL ESTATE SPECIALISTS



BECKETTS HOUSE



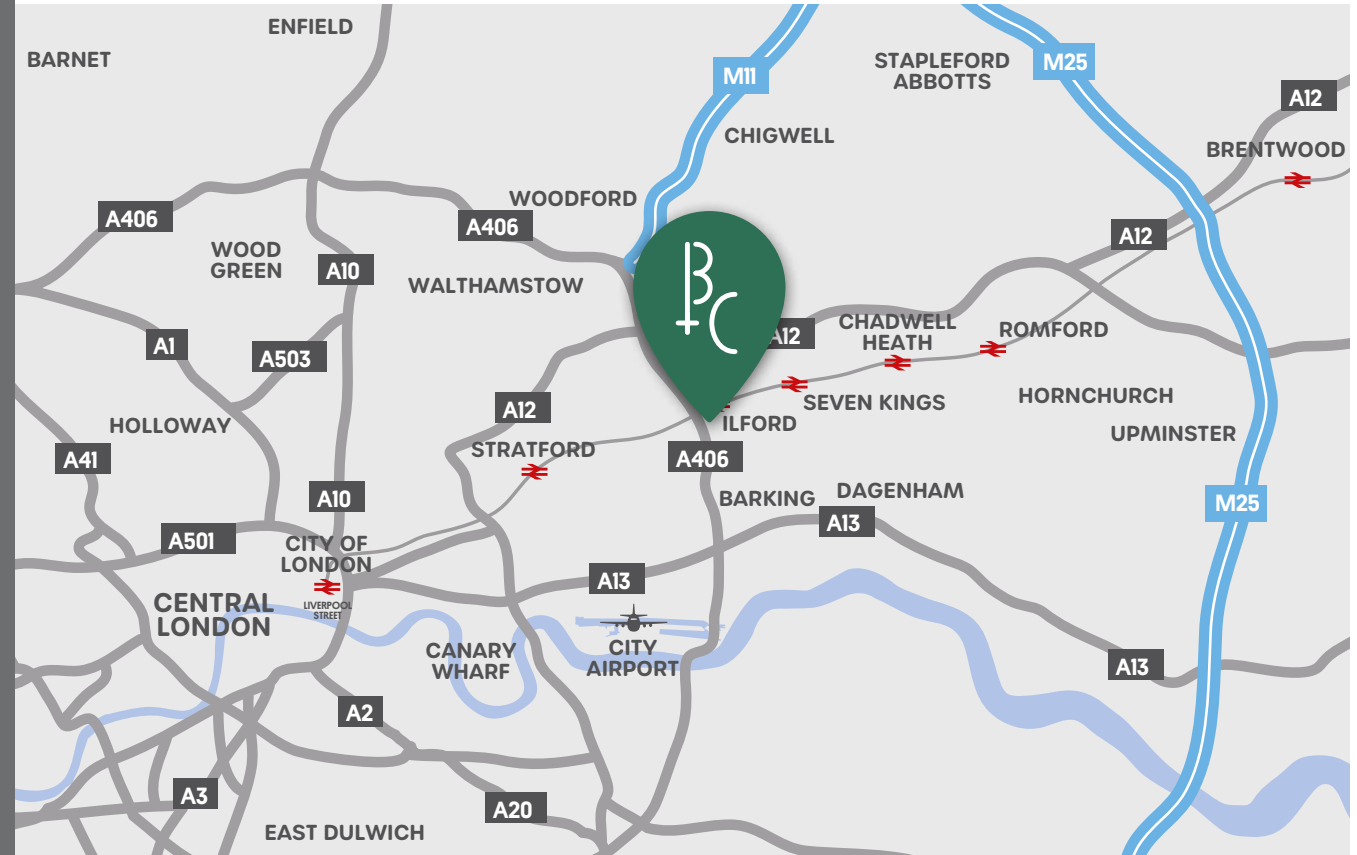
## EXECUTIVE SUMMARY

- A Prior Approval planning application has been submitted, comprising 108 private residential units (57 x Studios, 47 x 1-beds and 4 x 2-beds)
- Total proposed net saleable area of 4,590 sq m (49,406 sq ft)
- Existing office accommodation of Becketts House and 2-3 Caxton Place, extending to approximately 4,942 sq m (53,192 sq ft) NIA
- Benefits from a total income of £732,064 per annum
- Total site extends to 0.27 hectares (0.66 acres)
- Potential for additional massing on both Becketts House and 2&3 Caxton Place, subject to necessary consents
- Located approximately 0.2 miles (0.3 km) to the south west of Ilford National Rail station, which will be a stop on the Elizabeth Line (Crossrail)
- For sale freehold with tenants in situ, subject to the current leases.

## LOCATION

Ilford is a rapidly evolving East London town which has seen significant redevelopment in recent years following the success of the nearby Olympic Park redevelopment in Stratford, and since being named as a station on the new Elizabeth (Crossrail) train line.

- Centrally situated within Ilford town centre.
- The Exchange, the main shopping centre is within close proximity, which provides over 90 retailers including M&S, TK Maxx, Next, H&M, New Look and Sports Direct.
- Westfield Stratford, which is one of Europe's largest shopping centres with a total floorspace of around 1.9m sq ft, is located approximately 3.3 miles (5.3 km) to the west.
- Excellent transport links, providing easy access west towards Central London and east towards Goodmayes, Romford and Essex.



Not to scale - for identification purposes only



CGI OF ILFORD STATION -  
SOURCE: CROSSRAIL



STRATFORD WESTFIELD



ILFORD HIGH ROAD



## CONNECTIVITY

- Located approximately 0.2 miles (0.3 km) south west of Ilford National Rail station.
- Services to Stratford Station in 9 minutes and London Liverpool Street station in 17 minutes (Source:TFL).
- Ilford Station to be a stop on the new Elizabeth Line (Crossrail) service.
- Crossrail will run from Shenfield to Reading via Central London.
- Numerous bus routes connecting Ilford to Barking in the south, Redbridge to the north, Seven Kings to the east and Manor Park to the west.
- The North Circular Road (A406) is situated approximately 50 metres to the west, and the A12 approximately 2.0 miles (3.2 km) to the north.



### JOURNEY TIMES FROM ILFORD ON THE ELIZABETH LINE:



### KEY:

- |                         |                            |
|-------------------------|----------------------------|
| BAKERLOO LINE           | NORTHERN LINE              |
| CENTRAL LINE            | PICCADILLY LINE            |
| CIRCLE LINE             | VICTORIA LINE              |
| DISTRICT LINE           | LONDON OVERGROUND LINE     |
| HAMMERSMITH & CITY LINE | DLR LINE                   |
| JUBILEE LINE            | ELIZABETH LINE (CROSSRAIL) |
| METROPOLITAN LINE       |                            |

(Source: TFL)

## METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior).

## PROPERTY VIEWINGS

The property may be inspected strictly by appointment only through the Vendor's sole selling agent, Savills UK.

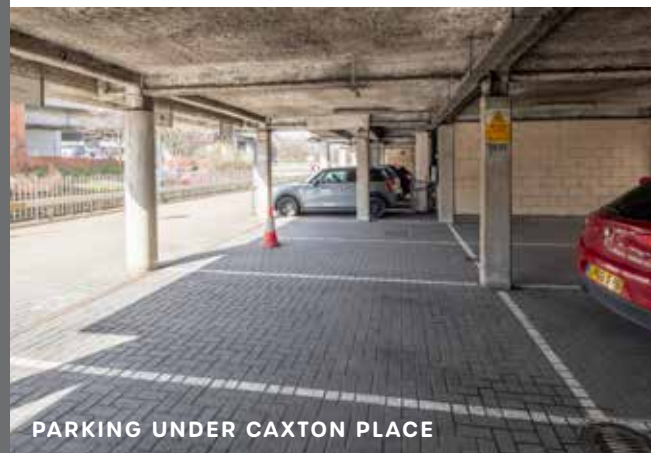
## FURTHER INFORMATION

A dedicated project data room has been set up and interested parties are able to register for login details at:

[www.savills.com/beckettshouse](http://www.savills.com/beckettshouse)



BECKETTS HOUSE



PARKING UNDER CAXTON PLACE



1 CAXTON PLACE





IMAGE LOOKING WEST TOWARDS CENTRAL LONDON

## CONTACTS

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Sale particulars produced April 2019.