



VIEW OUR
DRONE VIDEO



BREWERY

ROMFORD

WATERLOO ROAD, RMI 1AU

Schroders

ONE OF THE UK'S PREMIER RETAIL AND LEISURE PARKS



BUNKERS



COSTA

Poundland®



hobbycraft

VUE

Nuffield Health
For the love of life

namco



cosmo

KIDSPACE



Zizzi

Turtle Bay
Caribbean social

Frankie & Benny's

Sainsbury's

Nando's

wagamama

HOMESENSE

FIVE GUYS



TK-MAXX



FACTS AND FIGURES



**1,750
CAR PARKING
SPACES**



**APPROX.
545,000 SQ FT
RETAIL &
LEISURE SPACE**



**SIGNIFICANT
INCREASE IN
HOUSE PRICES
OVER THE PAST 10
YEARS**



**RANKED WITHIN
THE TOP 10
RETAIL PARKS
IN THE UK BY
CRITICAL MASS**



**POPULATION OF
706,000
RESIDENTS
WITHIN A 20 MINS
DRIVE TIME**



**PROJECTED
POPULATION
GROWTH OF
8.5% BY 2026**



**AVERAGE
DWELL TIME
80 MINS**



**ADJACENT TO
THE NEW
ELIZABETH LINE
STATION**



**APPROX.
11.5 MILLION
VISITORS
ANNUALLY**



**TOP ANNUAL
OCCUPIER
SATISFACTION
SCORE**

SITE PLAN

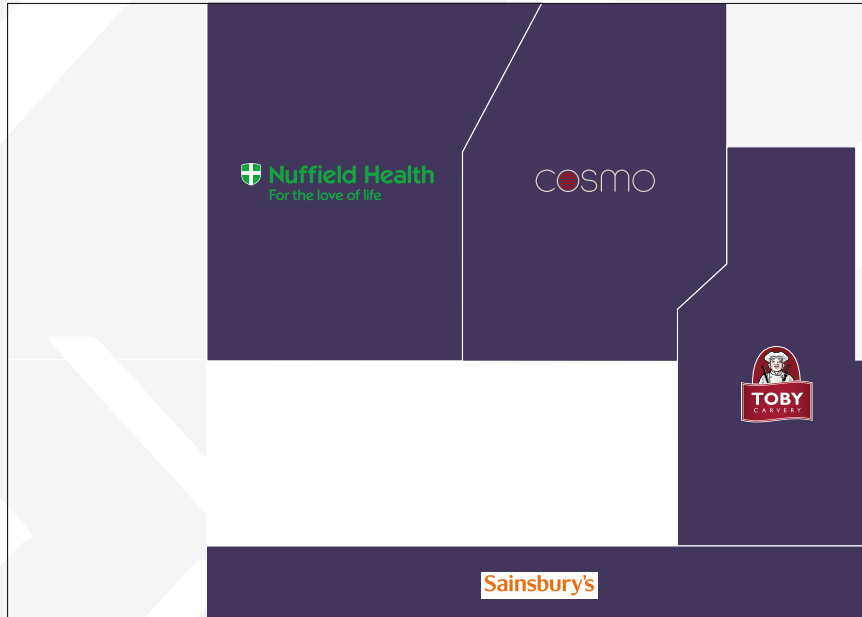
- THE SCHEME EXTENDS TO APPROXIMATELY 545,000 SQ FT
- THERE ARE A TOTAL OF 1,750 CAR PARKING SPACES, WHICH INCLUDE SURFACE LEVEL AND MULTI STOREY
- A UNIQUE 20.58 ACRE SITE IN GREATER LONDON
- THE SCHEME BENEFITS FROM HAVING OPEN A1 / CLASS E (PART FOOD) PLANNING CONSENT



KEY
 To Let

THE BREWERY INCLUDES A COVERED ELEMENT WITH ACCESS TO SAINSBURY'S AT GROUND FLOOR LEVEL, AS WELL AS NUFFIELD HEALTH, COSMO AND TOBY CARVERY. ON THE FIRST FLOOR, ACCESSIBLE VIA ESCALATOR, LIFTS AND THE MULTI-STOREY CAR PARK, THE SCHEME PROVIDES A MULTITUDE OF RESTAURANTS AS WELL AS NAMCO, KIDSPACE AND A 16-SCREEN VUE CINEMA. SEE PLANS BELOW:-

GROUND FLOOR - INSIDE



FIRST FLOOR - INSIDE



KEY To Let



TENANCY SCHEDULE

Unit No.	Fascia	Area Sq Ft (Ground Floor GIA)
Unit 1 Food Store	Sainsbury's	162,848
Unit 1 (Sub Lease)	The Range	45,193
Cinema	Vue	106,352
FR1	Pizza Express	3,804
FR2	Frankie & Bennys	3,959
FR3	Nandos	2,455
FR4	Mcdonalds	3,250
FR5/6 & 7	Zizzis	4,410
FR8	Kaspas	3,521
FR8	TO LET	3,140
Unit 1b	Namco	33,886
1c & 1d	Kidspac	20,251
3a	Toby Carvery	5,330
4	Nuffield Health	30,268
4a	Cosmo Restaurant	8,298
6	Smyths Toys	15,078
6a	Bunkers	11,281
7	Boots	12,110
7a	Turtle Bay	3,773
8	TO LET	10,142
8a	Poundland	7,500
8b	Starbucks	1,315
9	Hobbycraft	6,684
9A	Hays	2,416
10	Pure Gym	9,629
11	TO LET	6,048
12a	Five Guys	3,366
12b	Wagamama	3,582
13 & 14	The Entertainer	4,482
14A	Dulce	1,117
15	TKMaxx/Homesense	40,202
17	Hope4Havering	3,338
Pavilion 1	Costa Coffee	1,507
Pavilion 2	Patisserie Valerie	1,870
Pavilion 2A	Taco Bell	1,262
Pavilion 3	Metro Bank	3,174
Car Park	Commercialisation opportunities possible, subject to use	







LOCATION / DESCRIPTION

Romford is an ever-evolving Greater London town in the London Borough of Havering, bordering East London and Essex. There has been significant development in the local area in recent years, following the construction of the Olympic Park in Stratford. The new Crossrail (Elizabeth Line) now provides fast and direct access to Central London and beyond, further enhancing Romford's appeal.

Romford is approximately 11 miles to the north-east of Central London, which is accessed by road via the A12. The Brewery is in the top 10 largest retail and leisure parks in the UK in terms of critical mass and occupies a prime position in the town centre, with direct access to South Street and in close proximity to The Liberty Shopping Centre.

Constructed in 2001, The Brewery provides circa 545,000 sq ft of retail, leisure and F&B accommodation and is anchored by a large Sainsbury's and 16-screen Vue Cinema. Other anchor tenants include Nuffield Health, Namco, TK Maxx and Homesense. There is a comprehensive leisure and retail offering, comprising a multitude of blue-chip covenants and the scheme provides 1,750 customer car parking spaces.



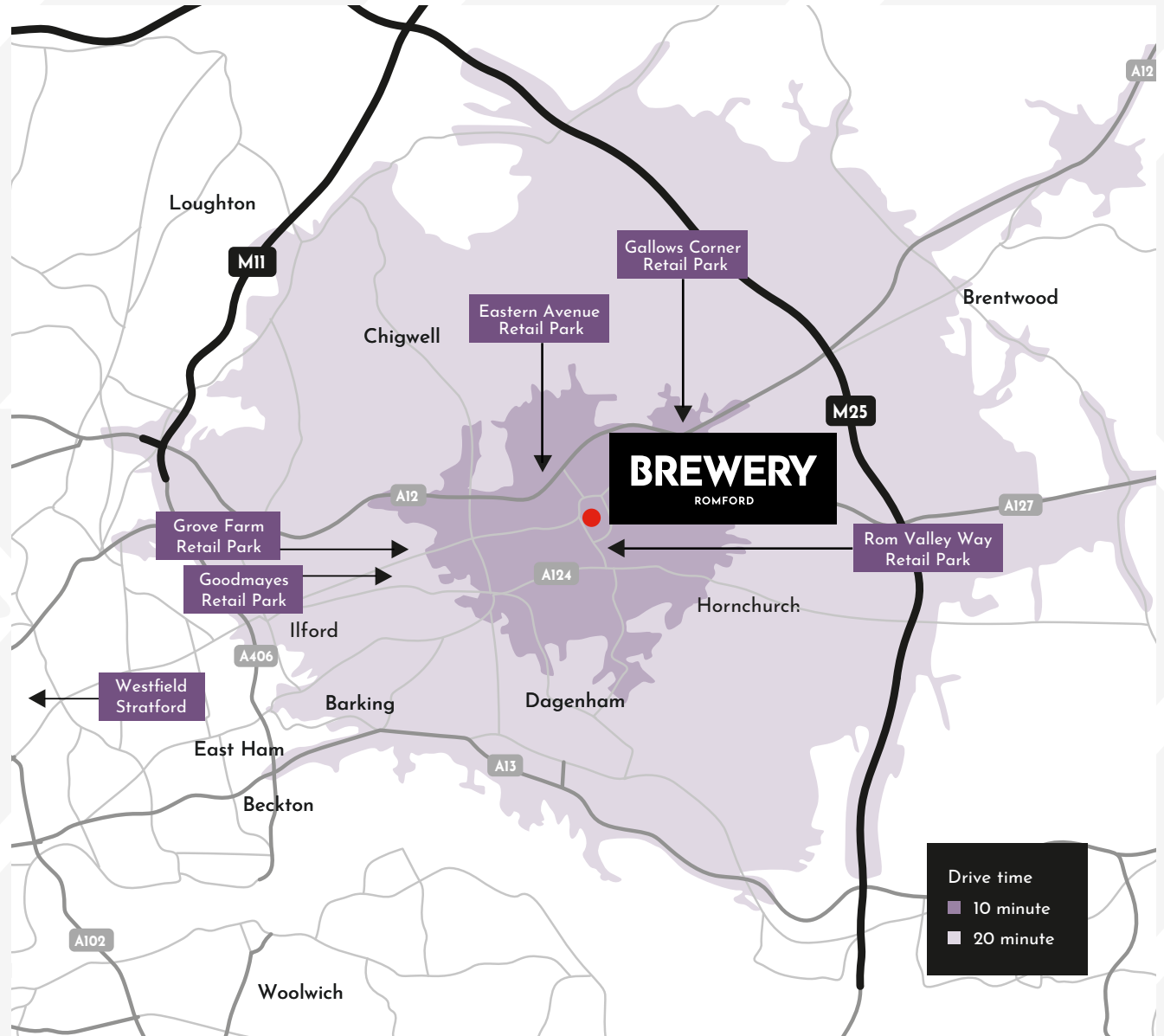
CATCHMENT / SURROUNDING AREA

- ✓ **£746M CLOTHING & FOOTWEAR SPEND WITHIN 20 MINUTES**
- ✓ **£632M SPEND ON FOOD & BEVERAGE WITHIN 20 MINUTES**
- ✓ **£2.9BN NON-GROCERY SPEND WITHIN 20 MINUTES**
- ✓ **£539M NON-GROCERY SPEND WITHIN 10 MINUTES**

RESIDENT POPULATIONS

- ✓ **20-MINUTE CATCHMENT: APPROX 706,000**

Source: FSP





FURTHER INFORMATION

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