

THE MARKET PLACE

THE MARKET PLACE, MYRTLE ROAD,
LONDON, E6 1HY



RETAIL
OPPORTUNITIES

mowchi

Wland
Play

Uthaya

STARBUCKS™

Honey
Cake
UNBOX YOUR HAPPINESS

Blue
Ocean of Jewellery

AFRIKANA

thérapie

Retail Units & Site Plan

STORE DIRECTORY:

1. TO LET
2. Afrikana & Taco Smash
- 2A. Uthaya Beauty
- 3A. Starbucks
- 3B. Dhe Chayakkada
4. Rais Bite Bar
- 4B. Therapie
5. Nexgro
6. Honey Special Cake
7. Aroma
8. Blue Jewellers
9. Global Sports
10. Health Spa
11. Hiland Play
12. Riceclub
13. Mowchi

The units are situated in the Market Place shopping mall, just off bustling East Ham High Street North. The principal entrances to the mall are on Myrtle Road and Pilgrims Way. Primark, Tesco, Sainsbury's and Iceland are all in the immediate vicinity. The scheme benefits from 29 on site customer car parking spaces.





The Area

East Ham is a great place to live, work and shop, catering to a wide demographic. Within the London Borough of Newham, around 8 miles east of Charing Cross and with a resident population of around 76,000. The area benefits from excellent transport links and is becoming increasingly popular with young professionals. It is now a straightforward commute to the city of London, Canary Wharf, Stratford or the West End, served by the Hammersmith & City and District tube lines.

The Market Place is situated at the southern end of High Street North, close to its junction with Barking Road (A124), in East Ham's busiest shopping district. East Ham Underground Station is approximately 700m (0.4 mile) to the north.

East Ham is fast becoming a hotbed for young professionals who move here for the affordable house prices and rents and to experience that quintessential East End charm.

East Ham is changing

Newham has benefitted from considerable regeneration and investment since the 2012 Olympic Games.

Recently, East Ham has seen significant new homes development across several major projects.

In addition to building The Market Place, providing 277 new homes, Barratt Homes have redeveloped West Ham's Former stadium to create the Upton Gardens scheme, bringing a further 850 homes to the area.

Closer to the centre of East Ham other key developments include Populo Living's Brickyard, Didsbury and Hartley Centre schemes, that will deliver a further 300+ homes.





- DISTRICT LINE
- HAMMERSMITH AND CITY LINE
- ELIZABETH LINE
- CENTRAL LINE
- POPULAR STATIONS



Connectivity

LINKS BY PUBLIC TRANSPORT:

With a well connected station just 6 minutes walk away. The Market Place is a perfect retail location with a high footfall just seconds away on East Ham high street.

LINKS BY ROAD:

From East Ham you can get to the North Circular Rd in 4 minutes, a major throughfare of London. London City Airport is only 14 minutes away via the A112. The A1 is just 40 minutes away, connecting East Ham to London city centre.



6 Minute Walk
from East Ham
Underground
station

The Scheme

The site has now been transformed to provide 277 apartments and duplexes and the Market Place shopping mall. The Market Place will include approximately 21,500 sq.ft. of retail floor space across 15 new units. With two entrances to the scheme, one on Pilgrims Way, close to Primark, and the other on Myrtle Road by Sainsbury's, shoppers will be drawn to this new town centre focal point close to East Ham's busy High Street North.

Why locate your business at The Market Place?

- It's Privately family owned – we are on site each and every day to help support you and your business
- It's well connected – just a few train stops from Central London and numerous bus routes stop right outside
- It's pretty – With a beautiful water fall and living wall providing a tranquil space
- It's creative – Full of talented professionals with a passion for people and growing their business



Retail Opportunities

Unit 1

Size: 2,533 square feet

Rent: £69,500 p.a. + VAT

Service charge: £23,900 p.a. + VAT

Rates payable: Estimated at £29,200 p.a.*

EPC: 32B

*Subject to final assessment by the Valuation Office Agency

Further Details

VAT:

Please note that the property is elected for VAT. VAT will be payable on rent and service charges.

TENURE:

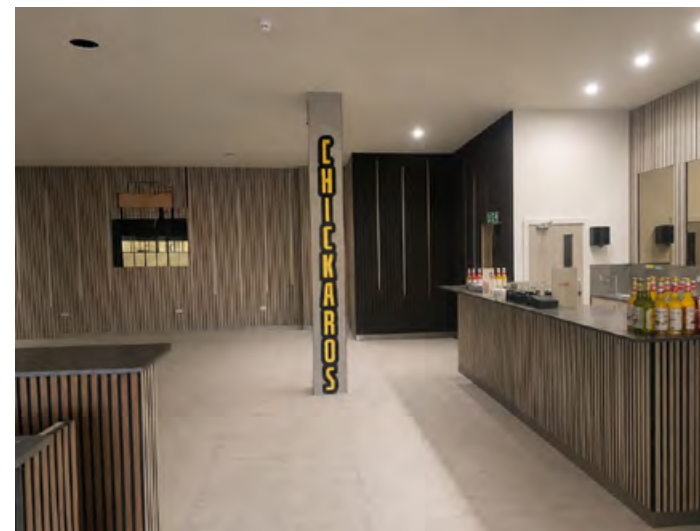
New effective full repairing and insuring leases on terms to be agreed.

COSTS:

All parties will be responsible for paying their own legal and professional costs.

TECHNICAL SPECIFICATIONS:

Unit Technical Specifications available on request.





Contact Us

For further information about The Market Place and to arrange a viewing contact:

AISHA SMALL

Email: aisha.small@landmanagementltd.co.uk

Phone: 07539 827775

JAMES SHEPHERD

Email: james.shepherd@dransfield.co.uk

Phone: 01226 360644 or 07789 817880



themarketplaceeastham

www.themarketplaceeastham.co.uk

