

*the liberty*

PROUD TO BE ROMFORD

800 car parking spaces available

10,800 SQ FT OFFICE SPACE TO LET





ICE RINK

ROMFORD STATION

WESTERN RD BUS STOP

THE BREWERY

MERCURY

SOUTH STREET

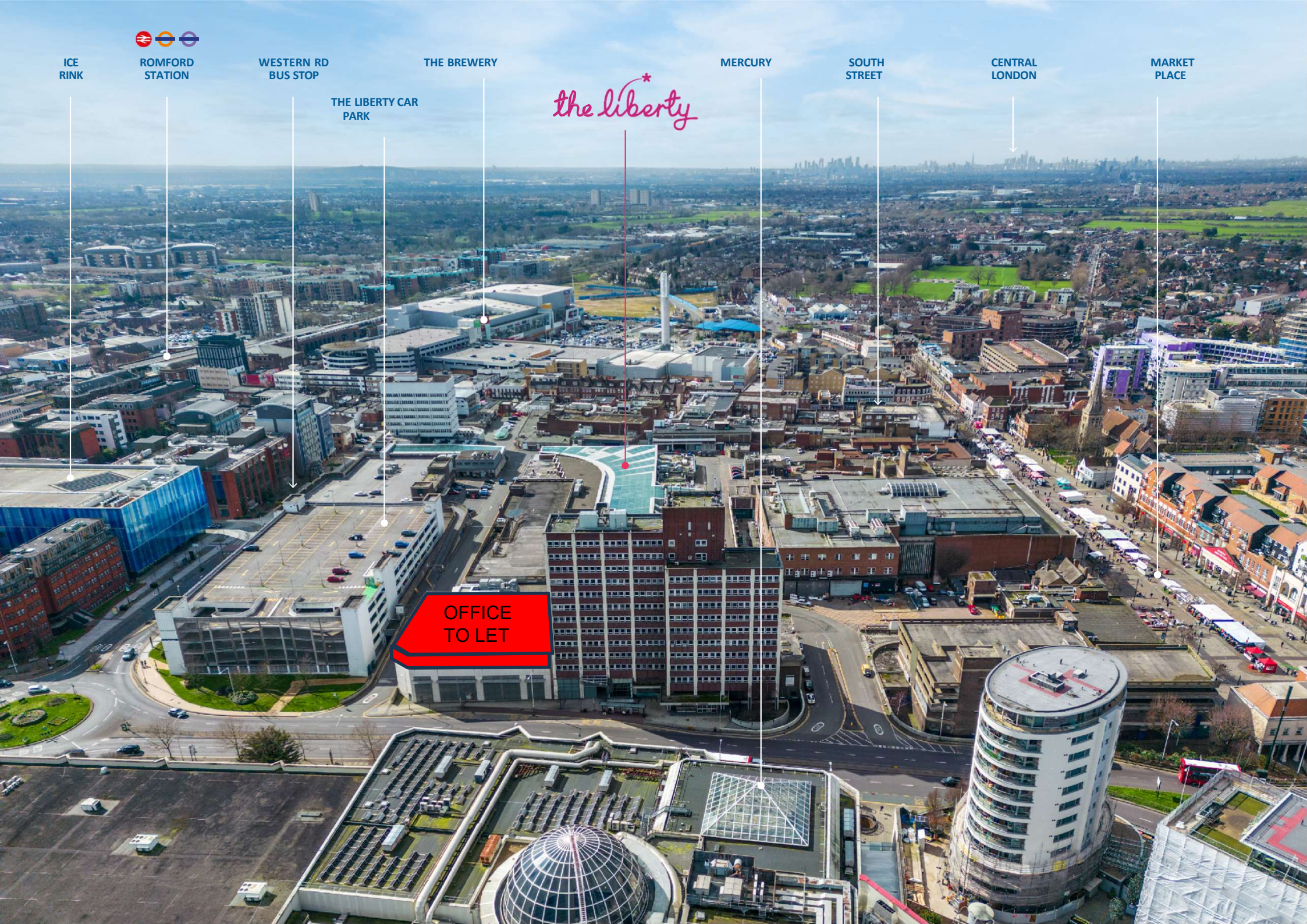
CENTRAL LONDON

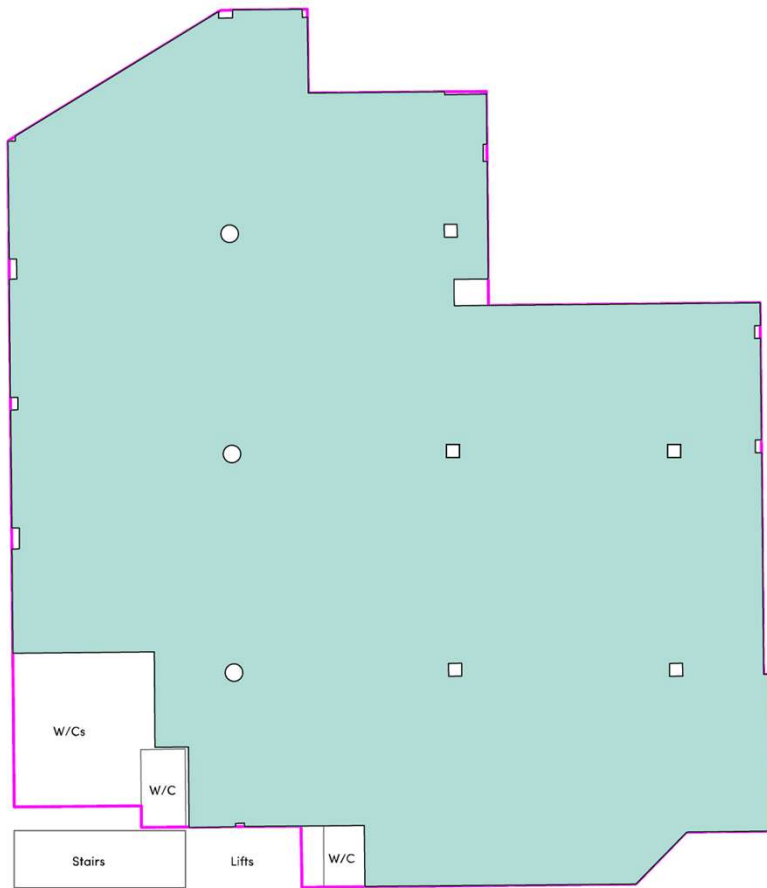
MARKET PLACE

THE LIBERTY CAR PARK

*the liberty*

OFFICE TO LET





**NIA: 10,830 SQ FT**

**GIA: 11,531 SQ FT**

**Available Immediately**

**Two passenger lifts demised with private lobby area**

**800 car parking spaces available**

**Private toilets and kitchen area demised**

**24 Hour Security**

# ROMFORD



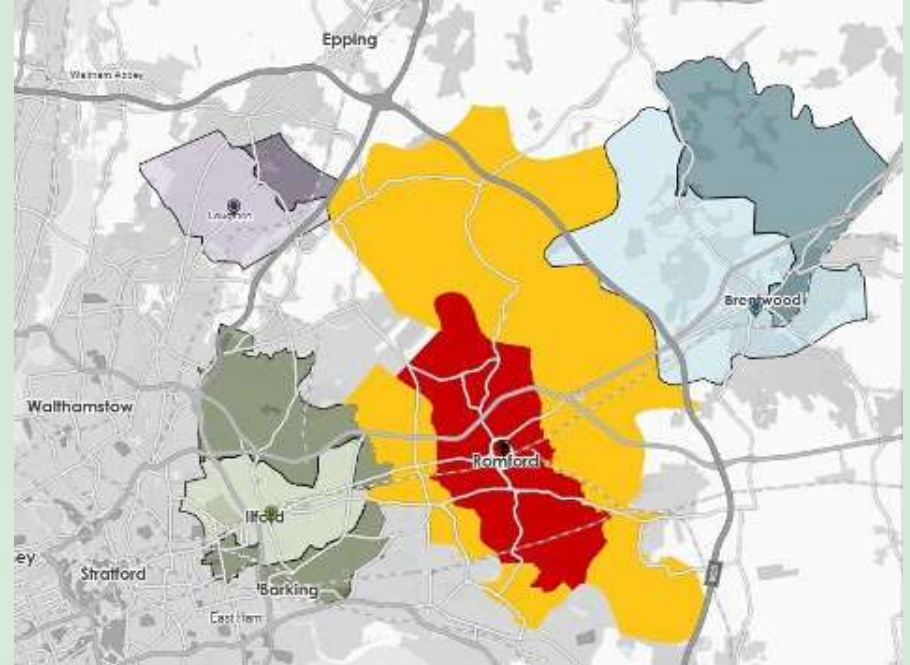
**1.1 million**  
Catchment  
Population

Source: CACI



**£247m**  
Retail Spend  
Opportunity

Source: CACI



The Liberty has a large catchment relative to competing locations

Source: CACI Location Dynamics

# GREAT CONNECTIVITY

Excellent transport links by Elizabeth line, Network Rail, buses and road.



## KEY TENANTS

M&S *H&M*  
EST. 1884

PRIMARK



Superdrug

NEXT

PANDORA

Foot Locker

FLANNELS

★ PRET A MANGER ★



Located in the heart of the town centre, The Liberty dominates Romford's retail offer and is anchored by Primark, Marks & Spencer and H&M. Further retail is provided by Boots, Next, and JD Sports. Benefiting from a retail shopper catchment of 1.1 million and annual footfall of 13.6 million, The Liberty has more than 490,000 sq ft of mixed use space across retail, cafes, restaurants and offices and a 800 space car park. The Liberty benefits from excellent public transport links via the Elizabeth line with Romford Station 35 minutes from Tottenham Court Road.



**412,000 sq ft**  
retail space with 120 retail units



**13.6 million**  
annual footfall



**800**  
car parking spaces



**Loyal catchment**  
who visit multiple times each week



**93 minute**  
dwell time (30% increase from 2019)



**2.9 shops**  
visited by Liberty shoppers



**Increasingly**  
affluent catchment



**Over 50%**  
of customers in the  
top 3 Acorn profiles



**1st**  
out of 13 London  
Satellite centres



**14th**  
out of 787 retail  
destinations in London



## CONTACTS – OFFICES ONLY



**Redical**

**DAN TUCKER**  
[dan.tucker@redical.com](mailto:dan.tucker@redical.com)  
07564 578 608



**ANDREW CAPLIN**  
[info@ac-commercial.com](mailto:info@ac-commercial.com)  
07870166162

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