

TO LET

251 HILLDENE AVENUE, ROMFORD, RM3 8DJ

OFFICE – LEISURE – EDUCATION

GIA - 16,340 sqft / 1,518m²



**HILLDENE AVENUE,
ROMFORD, RM3**

THE PROPERTY OVERVIEW

251 Hilldene Avenue forms part of Phase One of the Farnham & Hilldene Masterplan Vision, a major regeneration programme led by the London Borough of Havering to bring new homes, community facilities and commercial space to the heart of Harold Hill.

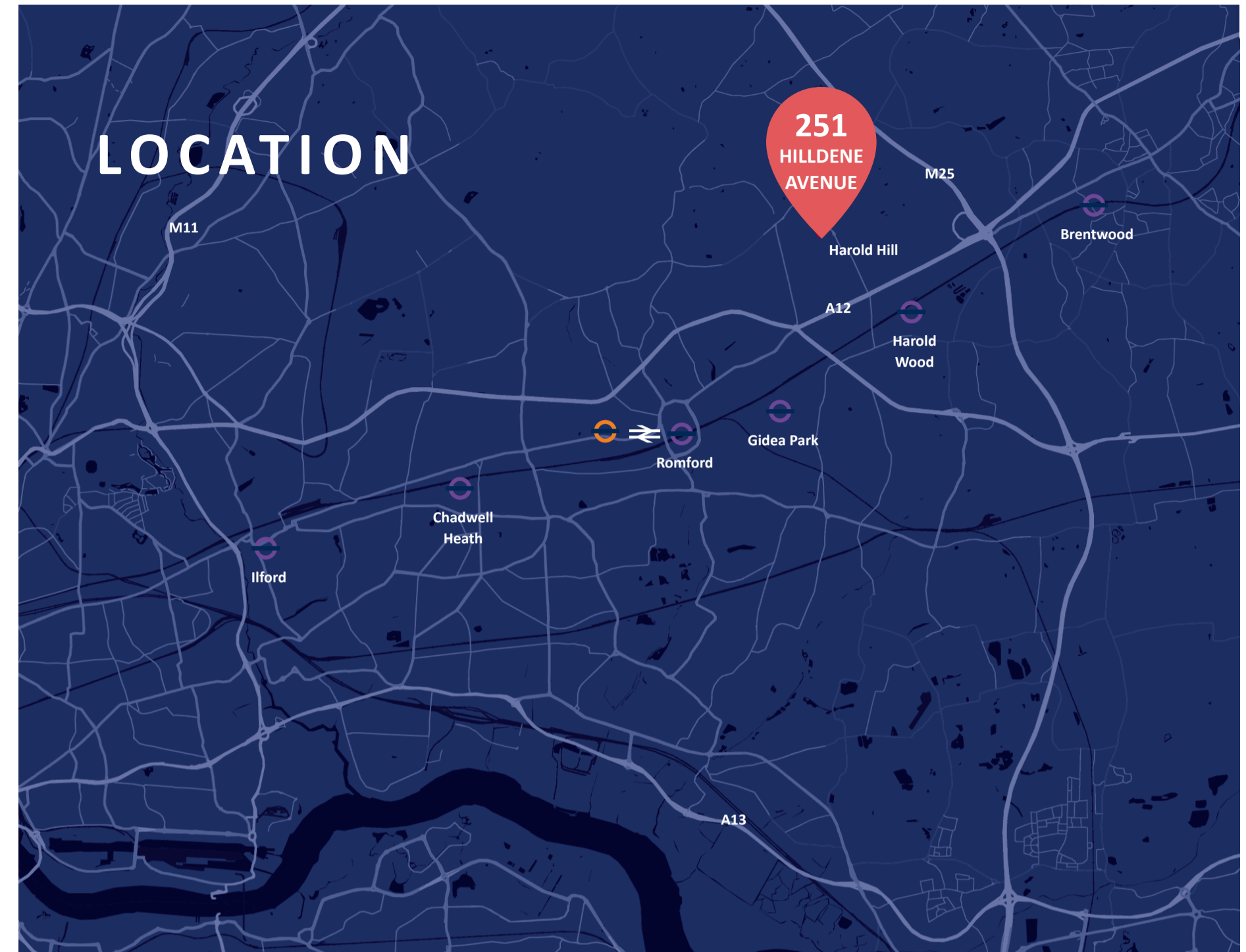
The property represents the commercial element of a new mixed-use building delivered as part of the Family Welcome Centre (FWC) development. Together, these form the first phase of the wider masterplan vision, providing modern community facilities alongside flexible, purpose-built commercial accommodation suitable for health, education, wellbeing, training, and office uses.



Occupying a prominent corner position within the Hilldene Avenue, the premises extend across the ground and first floors of the new building and benefit from excellent visibility and pedestrian footfall, with dual access from Hilldene Avenue and Hilldene Close. The design incorporates large glazed frontages, brick façades, and a contemporary, energy-efficient specification, providing a durable and professional finish consistent with the wider regeneration scheme.

Upon completion, 251 Hilldene Avenue will offer a unique opportunity to occupy brand-new, high-quality commercial accommodation within a rapidly improving East London district. The property will form a key focal point within the Farnham & Hilldene regeneration and play an important role in the long-term renewal of Harold Hill's local centre.

LOCATION



251 Hilldene Avenue is situated directly opposite the Farnham & Hilldene District Centre in Harold Hill (London Borough of Havering), a busy local hub serving a large residential catchment across Harold Hill and neighbouring areas. The site forms part of the wider Farnham & Hilldene regeneration proposal, a major programme delivering new homes, community facilities, a public square and upgraded retail and public spaces. Planning for the estate-wide scheme was submitted in April 2025 following a successful resident ballot in favour of redevelopment.

Transport connectivity is strong. Harold Wood Station (Elizabeth line) is located approximately 2 miles to the south, providing direct services to Stratford, the City and the West End. Multiple bus routes, including 174, 256, 294, 346, 499 and N86, serve the Hilldene Avenue District Centre, linking Harold Hill with Harold Wood, Romford and beyond.

Road access is equally strong, with the A12 close by and the M25 (J28) within easy reach, offering convenient routes for staff, visitors and deliveries across East London and into Essex.



Transport
for London

LOCAL AREA

Harold Hill is a well-established suburban centre within the London Borough of Havering, approximately 3 miles north of Romford and 15 miles from central London. Originally developed in the 1950s, the area benefits from extensive green space, established residential neighbourhoods and a strong local community.

The Farnham & Hilldene District Centre, located directly opposite the Family Welcome Centre scheme, serves as the principal shopping and service destination for Harold Hill and its surrounding catchment. It accommodates a broad mix of national and independent retailers, cafés, pharmacies and everyday convenience outlets that support consistent footfall throughout the week. Key occupiers include Sainsbury's, Boots, Poundland, Greggs, Savers, Iceland, Superdrug, Card Factory and Ladbrokes, alongside a range of local traders.

Farnham & Hilldene regeneration proposals would deliver a major investment in new housing, community facilities, public realm and commercial space. The Family Welcome Centre would be the first completed phase of the masterplan vision, supporting local social infrastructure and providing new, modern purpose-built accommodation.

Together, these improvements are enhancing the vitality and accessibility of Harold Hill, strengthening Farnham & Hilldene's role as a thriving district centre and supporting long-term commercial and community growth in the area.

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PLANNING

Planning consent has been granted for the comprehensive redevelopment of the site to deliver new mixed-use accommodation, including commercial space at ground and first floor levels fronting Hilldene Avenue. The approved scheme allows for flexible use under Class E of the Town and Country Planning (Use Classes) Order 2020, covering a broad range of commercial, business and service activities such as offices, medical and health services, fitness, professional and community-orientated occupiers. Retail will not be permitted.

In addition, the scheme may also accommodate certain uses that fall within Class F1 & F2, allowing for local community, learning and non-residential institutional functions, subject to the appropriate consents. This flexibility provides the opportunity for a variety of occupiers to establish themselves within the new town-centre environment—whether as health and wellbeing operators, day-to-day service providers, or community and education users—ensuring the space can respond to local demand and support the long-term regeneration of Hilldene Avenue.



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KEY INFORMATION

Business Rates

To be assessed. Prospective occupiers should rely on their own enquiries.

EPC

To be confirmed upon completion of construction

Tenure

New effective FRI lease(s) direct from the landlord, the London Borough of Havering.

Price

Floor	Approx Area (sq ft)	Approx. Area (sq m)	Rent (£/sq ft)	Annual Rent (£)
First Floor	8,170	759	£20.00	£160,000
Ground Floor	8,170	759	£20.00	£160,000
Total	16,340	1,518	£40.00	£320,000

VAT

VAT not applicable.

Legal Costs

Each party to bear their own with the tenant to provide undertaking for landlord's abortive costs if the tenant withdraws from the transaction.

Service Charge / Estate

Further details available on request but it is understood a reasonable contribution will be required.

Availability

The planned practical completion of the development will be in May 2026.



ACCOMMODATION

The development provides new-build commercial accommodation arranged across the ground and first floors. The space benefits from extensive full-height glazing, excellent natural light and generous ceiling heights throughout, offering adaptable layouts suitable for a range of occupiers.

The property is being delivered to a shell and core specification with capped services, ready for tenant fit-out. The internal arrangement has been designed to enable flexibility, allowing the ground and first floors to be let either together or as self-contained units. Each level benefits from independent access options, including dedicated entrances and fire escape routes at either end of the building, providing full separation where required.

The accommodation has been designed with efficiency and flexibility in mind—ideal for health, wellness, education, or community operators, as well as other Class E users seeking high-quality new space within a regenerating town-centre setting.



- First Floor
- Ground Floor



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Chartered Surveyors, Est 1991





VIEWING ARRANGEMENTS & CONTACT INFORMATION

Viewings of the property are available by appointment only. Interested parties are encouraged to arrange a site visit to fully appreciate the potential of this unique venue.

For further information or to schedule a viewing, please contact:



Nick Robinson BSc MRICS
T: 020 8221 9610
M: 07983 731978
E: nick.robinson@dobbinandsullivan.com

We look forward to discussing your interest in Hilldene Avenue.



Engage with our posts, share your thoughts, and stay up-to-date with all the exciting developments at Dobbin & Sullivan. We look forward to connecting with you!

Phone: 020 8221 9610
Email: mail@dobbinandsullivan.com
Address: Burrows House 415 High Street Stratford London. E15 4QZ