Elwick Place, Ashford

100,000 square foot leisure development, with a 6 screen Picturehouse cinema and Travelodge hotel
Elwick Place is a striking, brand new 100,000 sq ft leisure and restaurant development located right in the heart of Ashford Town Centre, one of the fastest growing towns in the South East.

Designed by the acclaimed Guy Hollaway Architects, this stunning scheme comprises the first ever new-built Picturehouse cinema offering six state-of-the-art screens with approximately 850 seats, nine retail/restaurant units on the ground floor, a 24 hour gym, a 58 room Travelodge hotel and Elwick Place Piazza - a brand new outdoor event space.

The development benefits from a 282 space surface car park, in addition to the existing 600 space multi-storey car park in the adjacent County Square shopping centre – home to many household names.
Ashford is growing fast. Each year over the last three years, there have been an average of 765 homes built within the borough.

Elwick Place is one of a number of significant commercial and residential developments which are changing the face of the area. Notable recent investments include an extension to the McArthurGlen Designer Outlet, a new higher education Ashford College and The Coachworks – a new flexible indoor/outdoor, co-working space and a food and drink destination.

Adjacent to the international rail station, Connect 38 is at the forefront of Kent’s commercial property scene and along the road the custom built Curious Brewery, restaurant and bar will blaze a trail for modern brewing.

Ashford’s expansion is underpinned by its unrivalled connectivity, with easy access to London by high speed 1 in just 38 minutes, as well as direct European connections via Eurostar.
Ashford – A Growth Area

Catchment map

276,000 people

10%
Estimated to grow by 10% by 2025 (UK average 6.6%)

7,773 new houses planned

Ashford estimated to grow by 10% by 2025, with a projected population of 276,000 people. 7,773 new houses are planned as part of this development.
Ashford – A Growth Area

<table>
<thead>
<tr>
<th></th>
<th>Affluent Achievers</th>
<th>Comfortable Communities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UK %</strong></td>
<td>23%</td>
<td>27%</td>
</tr>
<tr>
<td><strong>Ashford %</strong></td>
<td>32%</td>
<td>33%</td>
</tr>
</tbody>
</table>

### Market size

- **London**: £550 Million
- **36% Catchment penetration**

- **Shopper Spend** (non-grocery): £550 Million
- **London in**: 38 minutes

Average income 14% above UK average

Catchment information provided by FSP
Ashford’s Leisure Opportunity

Food & Beverage Market Size (£m)

- Expanding office population – **Currently 6,000 but growing to 12,000** post-completion of Commercial Quarter. Woking currently **9,000**, Camberley **3,000** and Bury St Edmunds **2,000**.

- Elwick Place integrated into Town Centre – Elwick Place adjacent to established 437,000 sq. ft. County Square shopping centre.

- Car parking - **3,500** spaces within 10 minute walk.

- Elwick Place car park – **282 spaces**

Catchment information provided by FSP
£520 million investment across Ashford

Around 1,000 homes are currently being built in Ashford Town Centre, with more to come, all within easy walking distance of the Elwick Place development.
AN ASPIRATIONAL DEVELOPMENT FOR ASHFORD

Town Plan

LOCATION

CAR PARK
282 SPACES

CAR PARK
600 SPACES

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7A
UNIT 7B
UNIT 7C
UNIT 8

CINEMA ENTRANCE
HOTEL ENTRANCE

ELWICK SQUARE

RIVER ISLAND
next

DEBENHAMS
ELWICK ROAD

UNIT 1
UNIT 2
UNIT 3
UNIT 4

CINEMA ENTRANCE

UNIT 5
UNIT 6
UNIT 7A
UNIT 7B
UNIT 7C
UNIT 8

GYM ENTRANCE

COUNTY SQUARE SHOPPING CENTRE
“As General Manager of Ashford Picturehouse, I am delighted to have been a part of the Elwick Place opening and look forward to continued success here. We have seen customer trends all moving in a very positive direction from general footfall through to paid visits and retail spend, trends we expect to see continue.

With clear possibilities and plans in place for the growth of the Elwick Place development, we are excited to be a part of it and seeing this quarter of Ashford continue to grow.”

Ben Hammond
Elwick Place – Ashford’s Leisure Destination

Available Units:

<table>
<thead>
<tr>
<th>Unit No.</th>
<th>Frontage</th>
<th>Ground Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>57 ft. 4 in.</td>
<td>5,123 sq. ft.</td>
</tr>
<tr>
<td>2</td>
<td>47 ft.</td>
<td>3,541 sq. ft.</td>
</tr>
<tr>
<td>3</td>
<td>47 ft.</td>
<td>3,552 sq. ft.</td>
</tr>
<tr>
<td>4</td>
<td>42 ft.</td>
<td>3,229 sq. ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unit No.</th>
<th>Frontage</th>
<th>Ground Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>50 ft.</td>
<td>4,725 sq. ft.</td>
</tr>
<tr>
<td>6</td>
<td>31 ft.</td>
<td>3,325 sq. ft.</td>
</tr>
<tr>
<td>7A</td>
<td>40 ft.</td>
<td>1,550 sq. ft.</td>
</tr>
<tr>
<td>7B</td>
<td>20 ft.</td>
<td>1,044 sq. ft.</td>
</tr>
<tr>
<td>7C</td>
<td>36 ft.</td>
<td>1,862 sq. ft.</td>
</tr>
</tbody>
</table>

- Available Units
- Under Offer
- In Negotiations

Elwick Place – Ashford’s Leisure Destination

- Unit Numbers and Frontage
- Ground Floor Areas
- Available Units
- Under Offer
- In Negotiations

Diagram showing units and areas:

- Unit 1
- Unit 2
- Unit 3
- Unit 4
- Unit 5
- Unit 6
- Unit 7A
- Unit 7B
- Unit 7C
- Unit 8

Legend:

- Available Units
- Under Offer
- In Negotiations

Footbridge

Elwick Place – Ashford’s Leisure Destination

AN ASPIRATIONAL DEVELOPMENT FOR ASHFORD

10
Terms

All units are available by way of new effective full repairing and insuring leases for a term of years to be agreed, subject to five yearly upward only rent reviews.

Quoting rentals by application to the joint agents:

Green & Partners LLP
Matt Beardall
020 7659 4836
matt.beardall@greenpartners.co.uk

Restaurant Property
Ben Reeve
020 7935 2222
ben@restaurant-property.co.uk

Demographic, catchment and spend information all supplied by FSP.

Misrepresentation Act: These particulars shall not form part of any contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representations in these particulars and must satisfy themselves as to their accuracy by their own investigation before entering into any contract.

www.elwickplace.com