

# DICKENS YARD

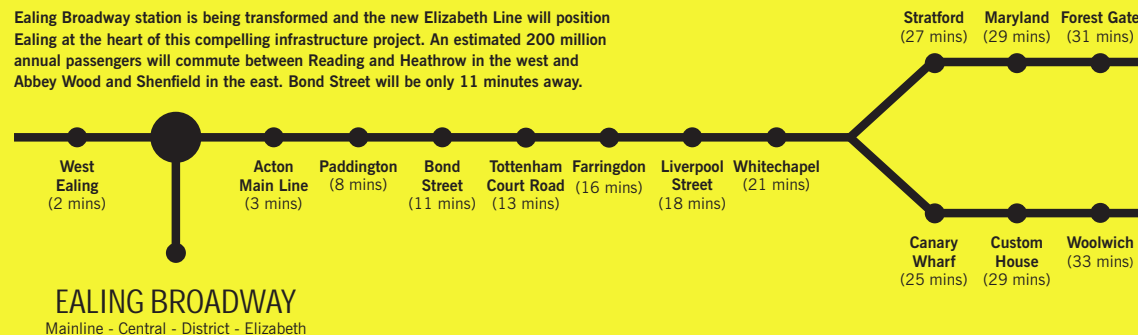
EALING LONDON

Retail, food & beverage and leisure opportunities available to let

Ealing, in West London, is often described as the Queen of the Suburbs. Its charming personality, superb transportation links, tranquil open spaces and relaxed lifestyle have been drawing affluent professionals from the bustle of central London for generations.

# EALING TOWN CENTRAL

Ealing Broadway station is being transformed and the new Elizabeth Line will position Ealing at the heart of this compelling infrastructure project. An estimated 200 million annual passengers will commute between Reading and Heathrow in the west and Abbey Wood and Shenfield in the east. Bond Street will be only 11 minutes away.



CROSSRAIL IS SET TO HALVE TRAVEL TIMES ACROSS LONDON, MAKING EALING AN EVEN MORE DESIRABLE PLACE TO VISIT AND SHOP.

EALING BROADWAY WILL ATTRACT SIMILAR LEVELS OF SPEND TO KENSINGTON. SET TO RANK AS LONDON'S 15TH RETAIL CENTRE.  
CACI 2015

## FACTS MATTER

**£8.8 BILLION**  
EALING'S TOTAL CATCHMENT SIZE IS WORTH  
CACI 2015

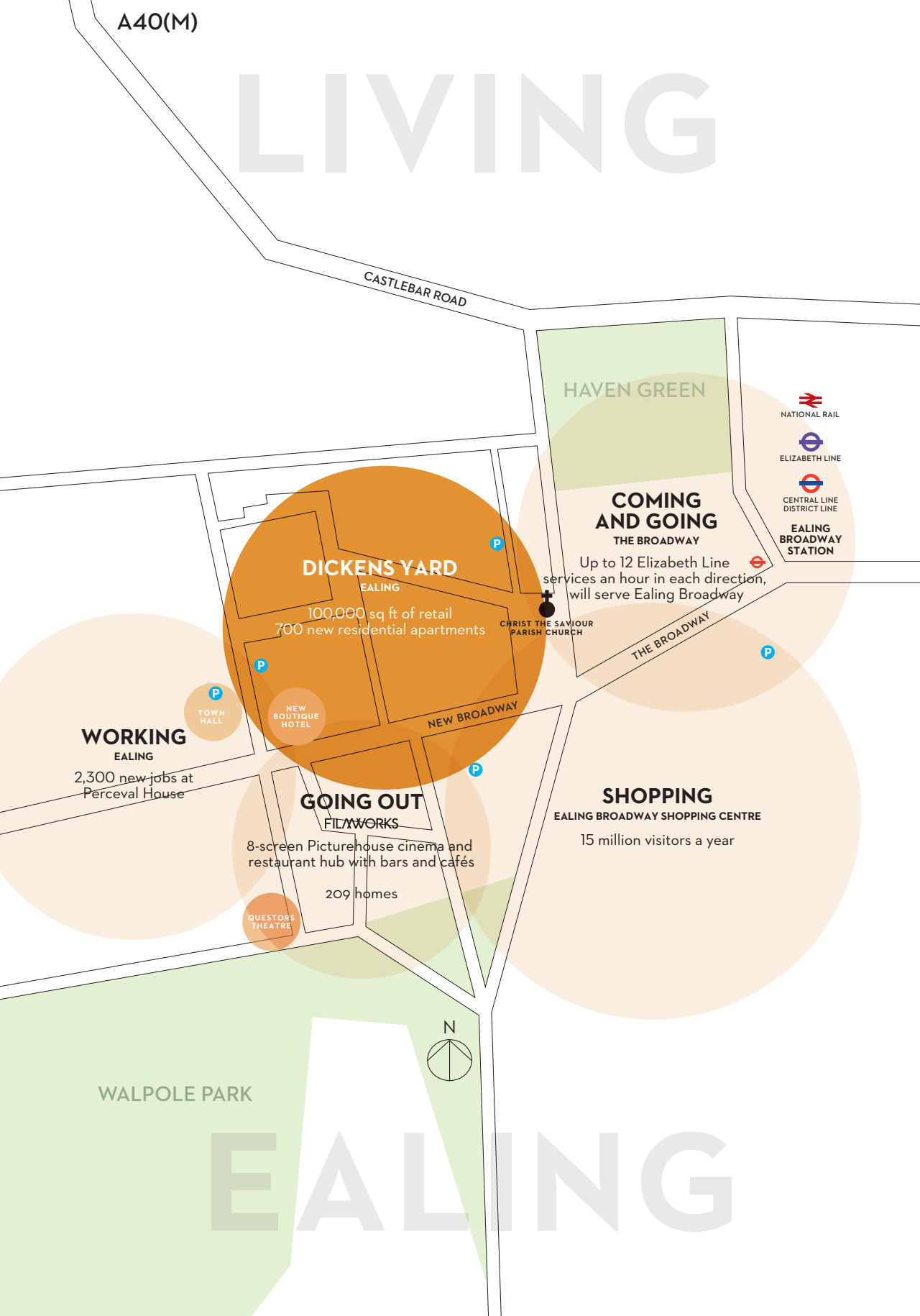
**£570 MILLION**  
AVAILABLE SPEND WITHIN PRIMARY CATCHMENT AREA  
CACI 2015

**£1 BILLION**  
INVESTMENT TO IMPROVE EALING'S INFRASTRUCTURE, HOMES AND RETAIL SPACE  
CACI 2015

**65%**  
OF EALING'S SHOPPER POPULATION ARE MADE UP OF FOUR AFFLUENT ACORN GROUPS  
CACI 2015

**44%**  
OF THE POPULATION ARE AGED 20-44  
CACI 2015

**21%**  
INCREASE IN EALING'S SHOPPER POPULATION  
CACI 2015



## EALING FEATURES

342,000 PEOPLE  
EALING BOROUGH

2.3 MILLION PEOPLE  
WIDER CATCHMENT (3 MILE RADIUS)

45,000 PEOPLE  
WITHIN A TEN MINUTE WALK

94,000 18-35 YEAR OLDS  
LIVE IN EALING

EALING BROADWAY  
STATION

NATIONAL RAIL • CENTRAL AND DISTRICT UNDERGROUND LINES

ACCESS TO A406  
NORTH CIRCULAR A4(M), A40(M)





Dickens Yard is a mixed use development delivered by St George. It provides 698 high end residential apartments and 100,000 sq ft of retail. This quarter is already home to an exciting new mix of premium brands, that offers fashion, vitality and an eclectic mix of dining options.

# DICKENS YARD



AT THE HEART OF DICKENS YARD, ELIZABETH SQUARE AND MARKET STREET FORM A NEW ASPIRATIONAL RETAIL, RESTAURANT AND LEISURE ENVIRONMENT.

HERITAGE BUILDINGS, CUTTING EDGE DESIGN AND NEW PUBLIC SQUARES LINK SEAMLESSLY TO EALING'S ESTABLISHED TOWN CENTRE.



Successful, independent retailers define the village community in Dickens Yard. The interaction between retailers and the local neighbourhood has created a familiarity between shopper and shop assistant that has long since disappeared from the high street. Dickens Yard provides real people with real interactions, sharing real experiences.

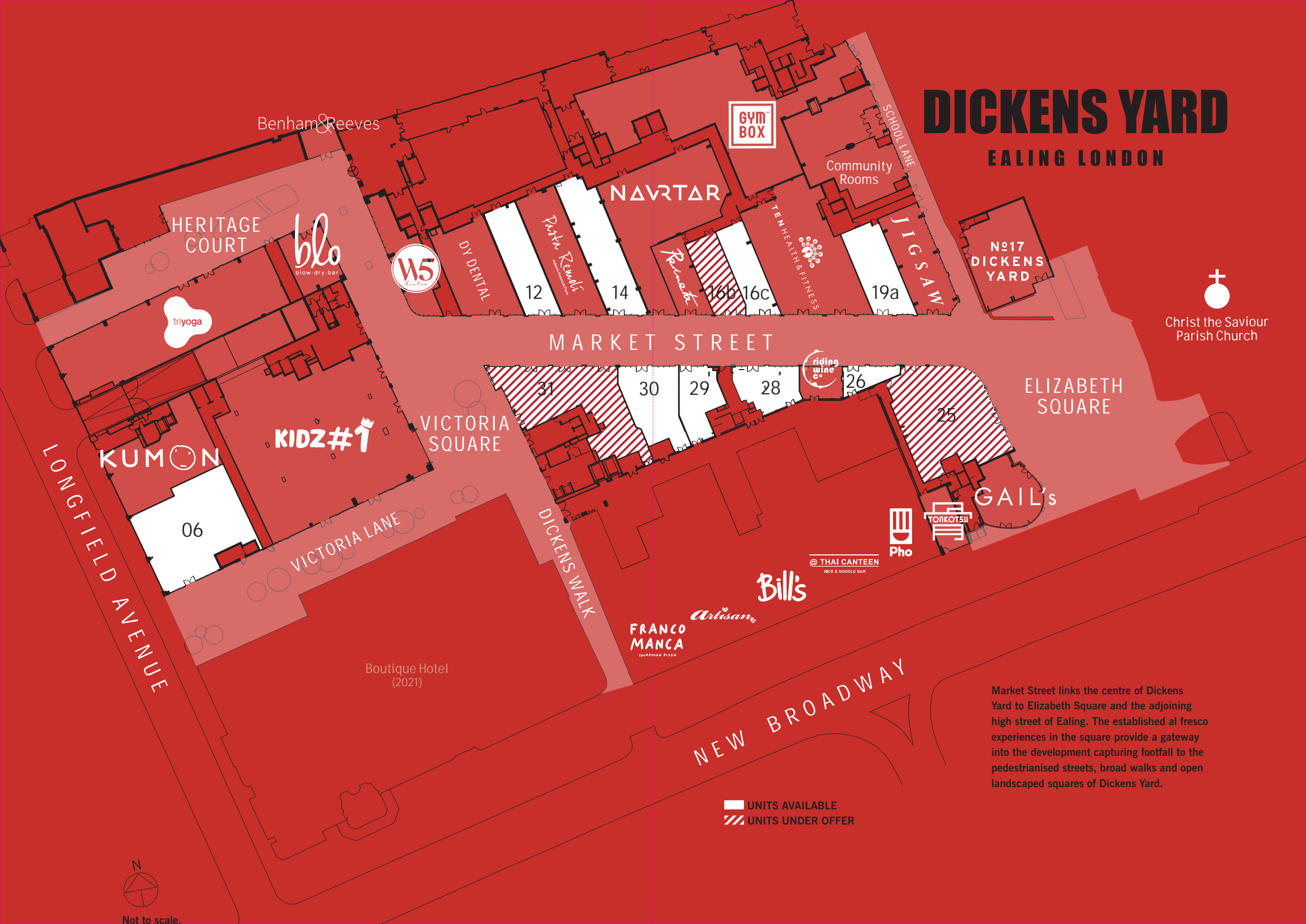
# LOCAL LOCAL

WITH ITS ARTISAN AND INDEPENDENT BRANDS,  
DICKENS YARD IS EVOLVING TO BE EALING'S PREMIUM  
RETAIL, RESTAURANT AND LEISURE DESTINATION OF CHOICE.



# DICKENS YARD

## EALING LONDON



Market Street links the centre of Dickens Yard to Elizabeth Square and the adjoining high street of Ealing. The established al fresco experiences in the square provide a gateway into the development capturing footfall to the pedestrianised streets, broad walks and open landscaped squares of Dickens Yard.





Over 100,000 sq ft of retail lines the pedestrianised streets of Dickens Yard.

Units built as shell and core offer a range of opportunities.

Whether it be S, M, L or XL there are sizes to fit all. Units range from 450 sq ft to 5,000 sq ft.

# S,M,L,XL UNITS AVAILABLE

UNIT	SQ FT	SQ M	STATUS
6	3676	341.72	AVAILABLE
12	1579	146.68	AVAILABLE
14	2140	198.80	AVAILABLE
16b	1085	100.80	UNDER OFFER
16c	1120	104.04	AVAILABLE
19a	1513	140.60	AVAILABLE

UNIT	SQ FT	SQ M	STATUS
25	3786	351.72	UNDER OFFER
26	454	42.17	AVAILABLE
28	1057	98.19	AVAILABLE
29	1053	97.82	AVAILABLE
30	1651	153.40	AVAILABLE
31	3301	306.70	UNDER OFFER

GENEROUS FRONTAGES, COMBINED WITH SIZEABLE EXTERNAL DEMISES, MAXIMISE OPPORTUNITIES FOR EVERY OCCUPIER TO ENGAGE WITH CUSTOMERS.

NEXT TO THE EXTENSIVE CUSTOMER CAR PARKING AT DICKENS YARD, RETAIL UNITS HAVE A DEDICATED LOADING BAY SERVED VIA A GOODS LIFT.

At the weekend, the Saturday produce market combines fresh seasonal foods from artisan producers, refreshing beverages from independent brands, as well as opportunities for local musicians and wellbeing experiences.

Market Street is the heartbeat of the ever active Dickens Yard.

# STREET LIFE

DURING THE WEEK, LUNCHTIME STREET FOOD OFFERINGS ATTRACT LOCAL RESIDENTS AND EMPLOYEES INTO ELIZABETH SQUARE AND THE ADJOINING STREETS OF DICKENS YARD.



THURSDAYS, FRIDAYS  
AND SATURDAYS



UNDERGROUND  
PARKING AVAILABLE





A Development by



For Retail, Restaurant and Leisure enquiries, please contact:

**BRUCE  
GILLINGHAM  
POLLARD**

Woody Bruce  
07980 313 675  
woody@brucegillinghampollard.com

Sophie Moorcroft  
07787 292 602  
sophie@brucegillinghampollard.com

Evie North  
07595 349 057  
evie@brucegillinghampollard.com

For Restaurant and Leisure enquiries, please contact:



Piers Finley  
07557 449 633  
piers.finley@cwm.co.uk

Kate Sadler  
07964 555 932  
kate.sadler@cwm.co.uk

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