A NEW RESTAURANT AND LEISURE OPPORTUNITY IN BROMLEY TOWN CENTRE.
“ONE CANNOT THINK WELL, LOVE WELL OR SLEEP WELL IF ONE HAS NOT DINED WELL”.

VIRGINIA WOOLF
The former Westmoreland Road car park in Bromley was demolished to make way for a completely new hub for the south part of the town centre. The brand new leisure quarter will comprise:

- A nine screen multiplex VUE cinema
- 25,000 sq ft of cafés and restaurants
- A 130 bedroom Premier Inn hotel
- A 400 space underground car park
- 200 private and affordable apartments

The whole development puts an emphasis on quality, which is why we have designed a truly stunning public realm to serve the thousands of people who will entertain themselves there each week. The public realm will be arranged over two plaza levels around which cafés, restaurants and other amenities will sit, creating an attractive, vibrant and easily managed environment.

At the centre of the public realm will be a spectacular space which will serve as a marker for a flexible events space. It is envisaged to be a truly public space and could, for instance, be used as an ice rink in the winter, a city beach in the summer or a farmers market throughout the year.

ST MARK’S SQUARE

St Mark’s Square has kick started the regeneration of the south end of Bromley High Street and will provide a much needed leisure destination for the community.

The site is in London Borough of Bromley’s area action plan, the aim of which is to enhance the town centre economy and its cultural and recreational offering. A few statistics about Bromley:

- It’s London’s largest borough
- Over 1.3 million people live within a 30 minute drive of Bromley town centre
- It has a core local population catchment of 340,000
- Bromley’s catchment extends to Lewisham, Sydenham, Orpington, and also includes the wealthy suburb of Chislehurst
- 66% of the population are ABC1
- Key businesses in Bromley include the Bank of America, RBS and accountants Baker Tilly and Capita Business Services

Despite these statistics there is no multiplex cinema, no high end family restaurants in the southern part of the town, no quality branded business hotel and a lack of quality parking. St Mark’s Square has been designed to take advantage of these anomalies.

We expect the scheme to create 220 jobs in Bromley and provide more than £220m GVA (Gross Value Added) to the local economy over the next 10 years.

A NEW LEISURE DESTINATION FOR BROMLEY
### THE OPPORTUNITY

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SQ FT</th>
<th>M²</th>
<th>AVAILABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant 1</td>
<td>3,391 sq ft</td>
<td>315 sq m</td>
<td>UNDER OFFER</td>
</tr>
<tr>
<td>Restaurant 2</td>
<td>2,777 sq ft</td>
<td>258 sq m</td>
<td>UNDER OFFER</td>
</tr>
<tr>
<td>Restaurant 3</td>
<td>3,035 sq ft</td>
<td>282 sq m</td>
<td>EXCHANGED</td>
</tr>
<tr>
<td>Restaurant 4</td>
<td>3,707 sq ft</td>
<td>350 sq m</td>
<td>UNDER OFFER</td>
</tr>
<tr>
<td>Restaurant 5</td>
<td>1,873 sq ft</td>
<td>174 sq m</td>
<td>AVAILABLE</td>
</tr>
<tr>
<td>Restaurant 6</td>
<td>2,580 sq ft</td>
<td>240 sq m</td>
<td>UNDER OFFER</td>
</tr>
<tr>
<td>Restaurant 7</td>
<td>1,200 sq ft</td>
<td>139 sq m</td>
<td>UNDER OFFER</td>
</tr>
<tr>
<td>Restaurant 8</td>
<td>4,665 sq ft</td>
<td>428 sq m</td>
<td>AVAILABLE</td>
</tr>
<tr>
<td>Restaurant 9</td>
<td>3,552 sq ft</td>
<td>330 sq m</td>
<td>EXCHANGED</td>
</tr>
</tbody>
</table>

### THE DETAILS

- **Lease Terms:** 20 year FRI lease
- **Rent:** on application.
- **Service charge of c.£4/sq ft is payable**
- **Rates & Insurance:** To be paid by the tenant. Sum to be confirmed (Interested parties are advised to make enquiries with the Local Authority).
- **Costs:** Each party is to be responsible for their own professional costs incurred in the transaction.
- **Specification:** The unit will be constructed to shell and core specification. The tenant will be responsible for the internal fit out. Shop fronts will be fitted as part of the base shell specification.
U+I is a specialist regeneration and property developer.

The product of the merger of Development Securities and Cathedral Group, our vision is to create long-lasting social and economic change for the communities in which we build, and sustainable value for our shareholders. With a £4bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions.

By bringing together financial strength and commercial acumen, a commitment to the highest standards of design and architecture and a careful curation of place and history, we are delivering some of the most exciting regeneration projects in the UK, often in partnership with local authorities and public land owners.

We understand what makes places successful. We use that understanding and insight to deliver productive development and investment projects. We put people at the heart of what we’re doing, wherever we go. We nurture places from inception to maturity building value every step of the way.

Bromley is a large suburban district in south east London. As an area it can be largely defined by its two ends, the north and south. The north is typically more village-like in feel with the historic heart of the town, Market Square, with shops and restaurants, whilst the south is more representative of Bromley’s commercial hub.

Facts & Figures:
- London Victoria accessible in just 16 minutes from Bromley South Station, just a two minute walk from Bromley South Central.
- Access to the M25 via the A21 in just ten miles.
- Road connections to Central London: A2212 via Blackheath and Greenwich; A21 via Catford and Lewisham and A222 via Beckenham and Brixton.
- Biggin Hill airport, specialising in business travel, situated 6 miles to the south.
- Excellent accessibility to both Gatwick and Heathrow airports via the M25.

Bromley’s excellent transport services (achieving a Public Transport Accessibility Level rating of 6) and close proximity to The City results in a large percentage of Bromley’s working population commuting to London for work.

Bromley has a strong retail sector, with the High Street linking Bromley South Central to the pedestrianised High Street and The Intu Shopping Centre, home to some 135 retailers trading from a combined floorspace of 464,000 sq ft (43,100 m²). Bromley also has two theatres, The Churchill and Bromley Little Theatre, and a large Central Library.

A former market town, Bromley is one of the few local London town centres which benefits from a village-like atmosphere without compromising on its proximity to the bust of the city.

Bromley South Station serves approximately six million passengers each year. In summer 2012, major improvement works to the station were completed and St Mark’s Square, located opposite to the station, is well positioned to take advantage of the high annual footfall.
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