

TO LET - NEW PRIME COMMERCIAL UNITS IN CHADWELL HEATH
TOWN CENTRE AVAILABLE Q3 2025
2-4 HIGH ROAD, 8 HIGH ROAD AND 1C STATION ROAD, CHADWELL
HEATH, RM6
780 SQ.FT - 5,810 SQ.FT (72.46 M² - 539.77 M²)



Key Features

- Prominent Position
- Newly Built
- 3 Phase Power
- Loading/Unloading

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

Contact:

Rajiv Kataria MRICS

Rajiv@cliffords-estates.co.uk

Priya Parmar MRICS

PParmar@cliffords-estates.co.uk

Location

The properties are situated within the local town centre of Chadwell Heath on the corner of the High Road at it's junction with Station Road, within an affluent retail parade providing shopping, services and recreation for local residents. Chadwell Heath serves as the nearest train station, within 7 minutes walking distance from the site, offering journeys into London Stratford within 30 minutes.

Accommodation

3 x new commercial premises at ground floor level, delivered in shell condition with shopfronts installed. Each unit will benefit from 3-phase power as well as a shared area for loading/unloading and commercial refuse accessible via the rear service road. Measurements on a Gross Internal Area are reported below:

8 High Road	840 sq.ft (78.04 m ²)
2-4 High Road	3,240 sq.ft (301.01 m ²)
1c Station Road	1,730 sq.ft (160.72 m ²)
PLANS ARE AVAILABLE ON REQUEST	

Lease Terms

The units are available to let on a new effective Full Repairing and Insuring (FRI) leases at the following rentals:

8 High Road - £22,500 p.ax

2-4 High Road (corner) - £85,000 p.ax

1c Station Road - £35,000 p.ax

RESTAURANT OR TAKEAWAY USES WILL NOT BE CONSIDERED

Rent

Refer to 'Lease Terms' above

Rates

Rateable Value	To be re-assessed
----------------	-------------------

VAT

Chargeable at the prevailing rate if the property is elected for VAT.

Service Charge

A Service charge is applicable in respect of this property. Further details on request.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.



306 Green Lane
Ilford, Essex
IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.