

# TO LET - NEW PRIME COMMERCIAL UNITS IN CHADWELL HEATH TOWN CENTRE AVAILABLE Q3 2025

2-4 HIGH ROAD AND 1C STATION ROAD, CHADWELL HEATH, RM6  
1,730 SQ.FT - 4,970 SQ.FT ( 160.72 M<sup>2</sup> - 461.73 M<sup>2</sup> )



## Key Features

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

## Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria

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## Location

The properties are situated within the local town centre of Chadwell Heath on the corner of the High Road at its 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

2 x new commercial premises at ground floor level, delivered in shell condition with shopfronts and a rear security door 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	NOW LET
2-4 High Road	3,240 sq.ft ( 301.01 m <sup>2</sup> )
1c Station Road	1,730 sq.ft ( 160.72 m <sup>2</sup> )

## 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 - NOW LET

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
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## VAT

VAT is applicable in respect of this transaction.

## Service Charge

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

## Energy Performance Asset Rating

A	10	This is how energy efficient this building is
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## Legal Costs

Each party to bear their own.



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