



UNIT 2, 888 HIGH ROAD

CHADWELL HEATH, RM6 4HU

£43,820 PER ANNUM
TO LET

- One of 2 x commercial units available within a newly built mixed-use development
- Measuring 2,191 square feet (203.57 square metres)
- Located less than 1 mile from Goodmayes Station (Elizabeth Line) providing access to Liverpool Street in 18 minutes
- Available with a new lease from Q2 2026

Harston&Co

Location

888 High Road occupies a prominent position in the heart of Chadwell Heath, RM6, on one of the area's principal thoroughfares linking Romford and Ilford. The property benefits from strong passing trade and excellent visibility within a well-established mixed-use location.

Chadwell Heath Station and Goodmayes Station (Elizabeth Line) are both less than a mile away, providing direct access to Central London, with journey times to Liverpool Street in just 18 minutes. The A12 is 1.5 miles away and offers convenient road connections across East London and the M25. The surrounding area comprises a mix of national and independent occupiers, serving a densely populated local catchment.

Please note all times and distances given are approximate only.

Description

One of two commercial units, forming part of a mixed-use development that is currently under construction. The development will also provide 55 residential units arranged over 9 storeys.

Unit 2 measures 2,191 square feet (203.57 square metres).

The unit is offered in shell and core condition and benefits from prominent frontage onto High Road, open-plan layout, and flexible accommodation suitable for retail, food & beverage, or other commercial uses. Practical completion is due in Q2 2026.

Unit 1 is also available to let, please enquire for details.

Please note that the sizes given are approximate only and have been obtained from plans. All interested parties are advised to rely on their own inspection and survey.

Business Rates

The property will need to be assessed. All interested parties are advised to make their own enquiries with the London Borough of Redbridge business rates department.

Terms

Unit 2 is available with a new lease at £43,820 per annum plus VAT (£20 per square foot).

Offers for the long leasehold interest will be considered. All negotiations are strictly subject to contract.

VAT

The building has been elected for VAT. VAT is payable where applicable.

Viewings

Viewings are strictly by appointment through Harston&Co.



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