

Car Showroom  
with  
20+ Car Spaces

Available to Rent  
on a  
Short-Term Basis

1171 High Road,  
Chadwell Heath,  
Essex



**Location:**

The property occupies a highly prominent trading position on High Road (A1180) at the eastern end of Chadwell Heath Town Centre. Adjacent to **Screwfix**, **opposite** the **Mayfair Venue** and next to a very busy parade of shops that include **Douglas Allen Spiro**.

The location has excellent transport links via bus and rail, Chadwell Heath (**Crossrail**) Station is a 5 minutes' walk.

**Description:**

Ground floor former car showroom with 1<sup>st</sup> floor offices, approximate sizes below:-

|                            |                      |                  |
|----------------------------|----------------------|------------------|
| Internal Width             | 114.83 ft            | 35 m             |
| Internal Depth             | 41.44 ft             | 12.63 m          |
| <b>Ground floor area</b>   | <b>4755.28 sq.ft</b> | <b>441.78 m2</b> |
| <u>1st floor Offices</u>   | <u>566 sq.ft</u>     | <u>52.59 m2</u>  |
| <b>Gross Internal Area</b> | <b>5321.28 sq.ft</b> | <b>494.37 m2</b> |

- Male & female WC's & Kitchen areas
- Air-conditioned
- 3-Phase
- Parking for 20+ vehicles
- Overall Site Area – 0.23 acres

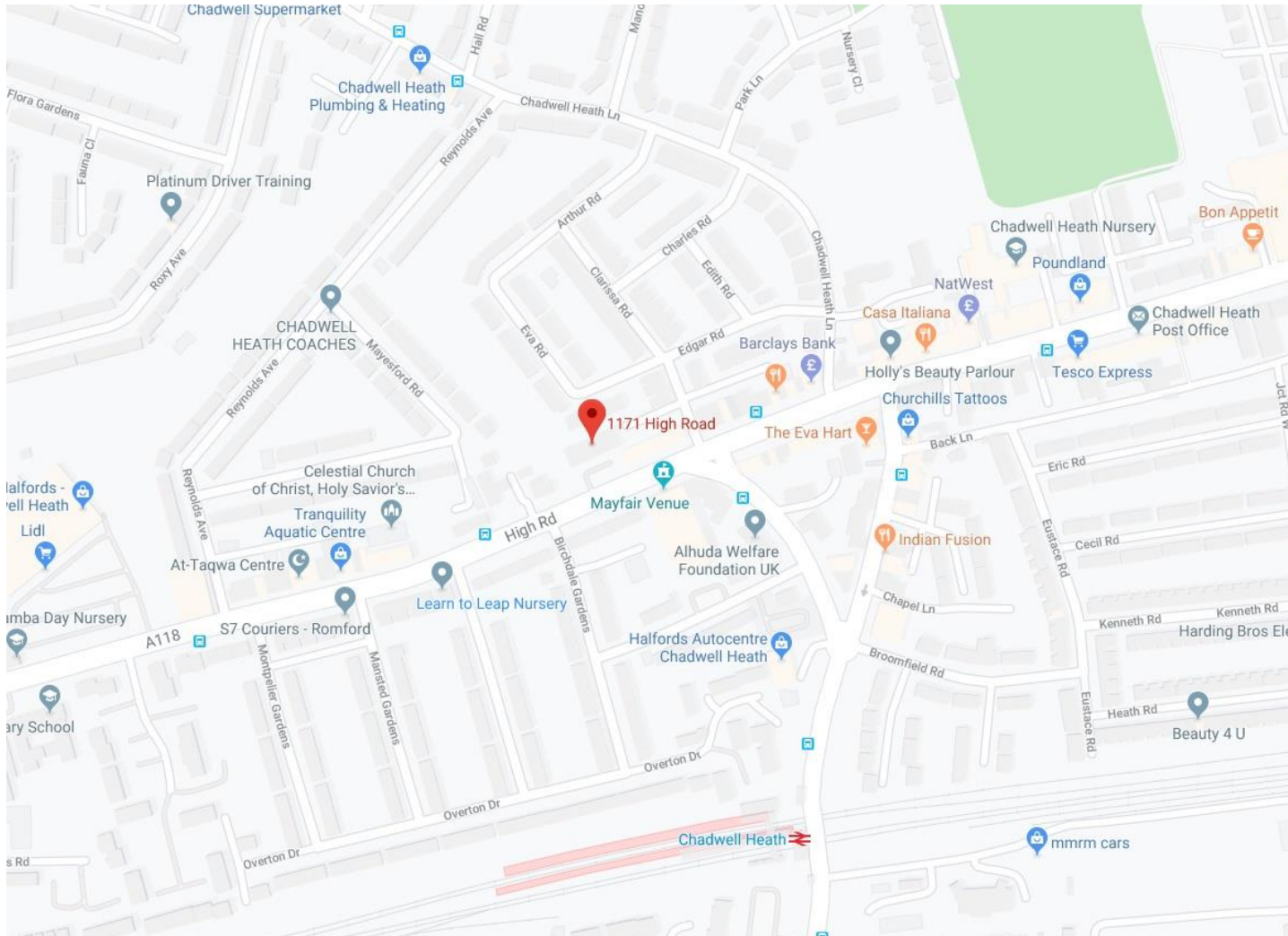
**Terms**

A minimum term of 12 months will be given, thereafter rolling 3 months agreement.

**Rent**

**£1600 per week inclusive of business rates, exclusive of services.**





**Rates**

Rateable Value                    £36,250  
 Rates payable (approx.)        £17,4000 pa  
 (Parties advised to verify with Redbridge council)

**Legal Costs**

Ingoing tenant to pay a contribution towards the outgoing tenant’s legal costs

**Viewing**

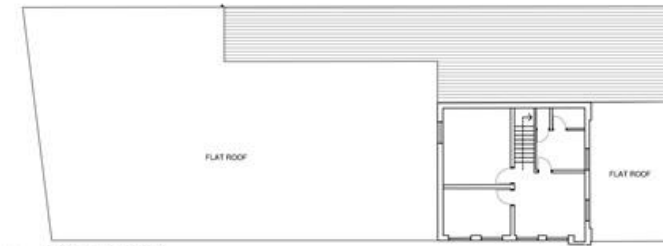
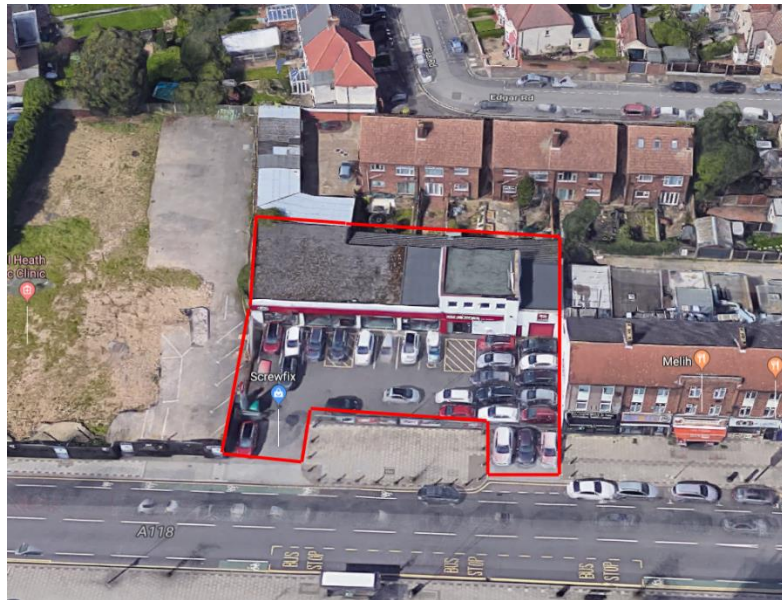
**Strictly by Appointment  
 only via sole agents**

**Jason Grant**

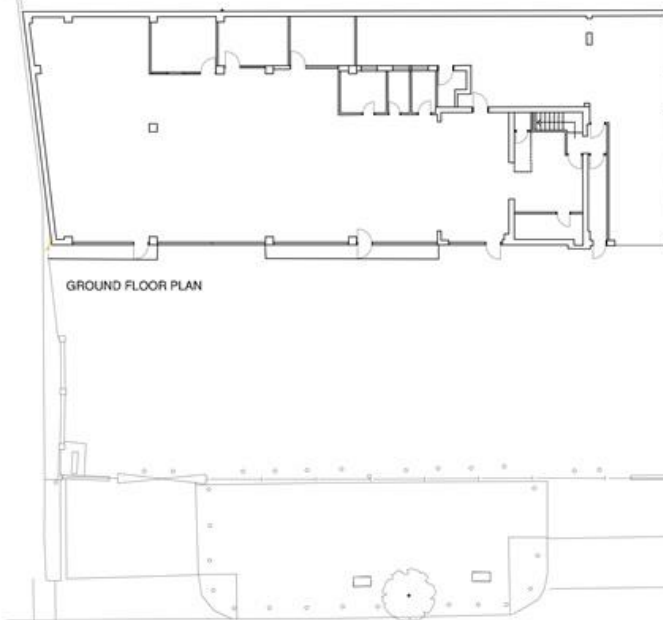
**020 8506 9900 / 020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

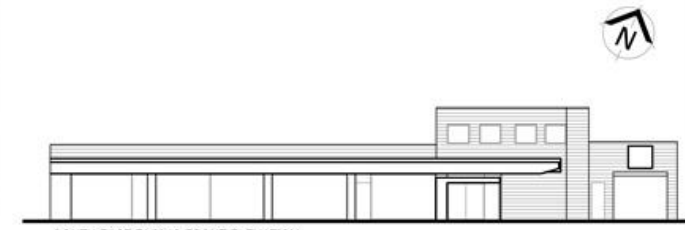
Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900



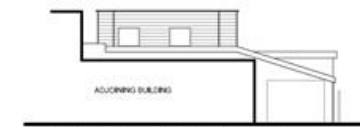
FIRST FLOOR PLAN



GROUND FLOOR PLAN



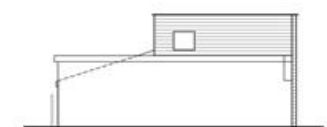
SOUTH EAST FACING FRONT ELEVATION



NORTH EAST FACING SIDE ELEVATION



SOUTH WEST FACING SIDE ELEVATION



NORTH WEST FACING REAR ELEVATION

EXISTING FLOOR PLANS AND ELEVATIONS -  
KIA GARAGE, 1171 HIGH ROAD, CHADWELL HEATH  
3720\_PL10 1:200 @ A3 JUN'19



DATE REVISIONS INITIAL