

FORMER CAR
SHOWROOM
with
50 Car Spaces

TO LET

0.39 Acre Site

1145 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 & Workshop, approximate sizes below:-

Showroom	223.93 sq.ft	206.61 m2
Store	304 sq. ft	28.28 m2
Total area	2528.33 sq.ft	234.89 m2
Workshop	633.99 sq.ft	58.9 m2
Gross Internal Areas	3162.32 sq.ft	293.79 m2

- Male & female WC's & Kitchen areas
- Air-conditioned
- 3-Phase
- Parking for approximately 50 vehicles
- Overall Site Area – 0.39 acres

Terms

A new FRI lease to be granted, length of lease & terms to be agreed

Rent

Offers are sought in excess of £100,000 pax, subject to contract





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

Rates

All Parties are advised to verify the business rates with the London Borough of Redbridge rates dept.

Legal Costs

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

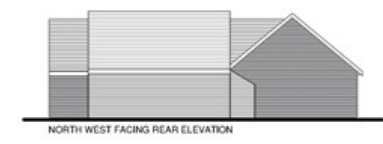
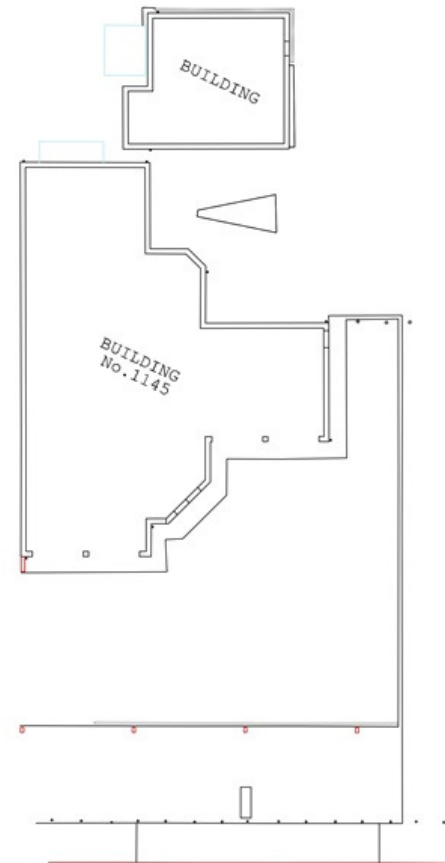
Viewing

Strictly by Appointment
only via sole agents

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EXISTING PLANS AND ELEVATIONS -
KIA GARAGE 1145 HIGH ROAD, CHADWELL HEATH
3340_PL18 1:200 @ A3 JUN'19



DATE REVISIONS INITIAL