

TO LET

OFFICE · BEAUTY & AESTHETICS · WELLNESS



## Prominent *Class E* Commercial Unit

*65 Chadwell Heath Lane*

CHADWELL HEATH, ESSEX · RM6 4NP

RENT

£26,000

per annum exclusive

NET INTERNAL AREA

1,283

sq ft (119.22 sq m)

USE CLASS

Class E

flexible commercial uses

LEASE

New FRI

term to be agreed

## LETTING SUMMARY

# A bright, well-fitted corner unit.

Ground floor commercial premises currently fitted as modern offices, occupying a prominent corner position on Chadwell Heath Lane. Front and rear office areas with glazed partitioning, together with kitchen and WC facilities, and the benefit of rear access.

Ideally suited to an **office, beauty & aesthetics or wellness** occupier — though the Class E consent allows a wide range of other commercial, professional and service uses, subject to any necessary consents.

## IDEALLY SUITED TO

OFFICE

BEAUTY & AESTHETICS

WELLNESS

## KEY FIGURES

# £26,000 *per annum*

*exclusive of rates, VAT and outgoings*

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NET INTERNAL AREA **1,283 sq ft (119.22 sq m)**

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TENURE **New FRI Lease**  
Term to be agreed

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USE CLASS **Class E**  
Commercial, business & service

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RATEABLE VALUE **£15,500**  
From April 2026

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RATES PAYABLE **Approx. £6,696 p.a.**  
Small business multiplier — verify with LB Redbridge

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ACCESS **Rear access**  
Plus prominent dual-frontage corner

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CONDITION **Modern fitted offices**  
Glazed partitioning, kitchen, WC

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## Location & *Description*

### THE LOCATION

#### *A prominent corner* on an established parade.

The property occupies a **highly visible corner position** on Chadwell Heath Lane, forming part of an established local parade serving a densely populated residential catchment. The area benefits from strong levels of passing traffic and footfall, with a range of nearby independent and national occupiers — including a Premier convenience store directly adjoining — supporting day-to-day trade.

Chadwell Heath is a busy east London / west Essex commuter location with excellent connectivity to the City and Central London via the Elizabeth Line, and to the wider strategic road network via the A12 and A406.

### CONNECTIVITY

*Chadwell Heath* Elizabeth Line · **Stratford 9 min** · **Liverpool St 22 min** · **Farringdon 28 min**

*Road* **A12** 0.4 mi · **A406 (NCR)** 2.0 mi · **M11 J4** ~3.5 mi

*Local catchment* Romford, Ilford, Goodmayes & Becontree within 1–2 miles

### THE PROPERTY

#### *A well-presented ground floor unit, fitted as offices.*

A bright and versatile ground floor commercial premises currently arranged as modern offices, providing a flexible layout suitable for a wide range of Class E occupiers.

The accommodation comprises a **front office** with glazed partitioning leading to a **rear office area**, together with kitchen and WC facilities, and the benefit of rear access. Recently refurbished and presented in modern condition with feature brick walls, recessed lighting and good levels of natural daylight to both office areas.

### WHY THIS PROPERTY

*"A rare combination of **prominent dual-frontage corner exposure**, modern Class E fit-out and rear servicing — ideal for an office, beauty & aesthetics or wellness occupier looking to establish in a strong local catchment."*

The space would suit a variety of uses including office, beauty & aesthetics, wellness, medical, studio or other professional uses, subject to any necessary consents.

## Accommodation & Features

APPROX. NET INTERNAL AREA

AREA	SQ M	SQ FT
Front Office	58.45	629
Rear Office	46.84	504
Kitchen	6.97	75
WC	6.95	75
<b>Total NIA</b>	<b>119.22</b>	<b>1,283</b>

Areas measured on an approximate Net Internal Area (NIA) basis. Prospective tenants must rely on their own measurements and inspection.

### — Prominent corner position

Dual-frontage onto Chadwell Heath Lane & Reynolds Avenue

### — Modern fitted offices

Glazed partitioning, suspended ceilings, recessed LED lighting

### — Kitchen & WC facilities

Self-contained welfare provision

### — Rear access

Servicing and staff entry from Reynolds Avenue

### — Densely populated catchment

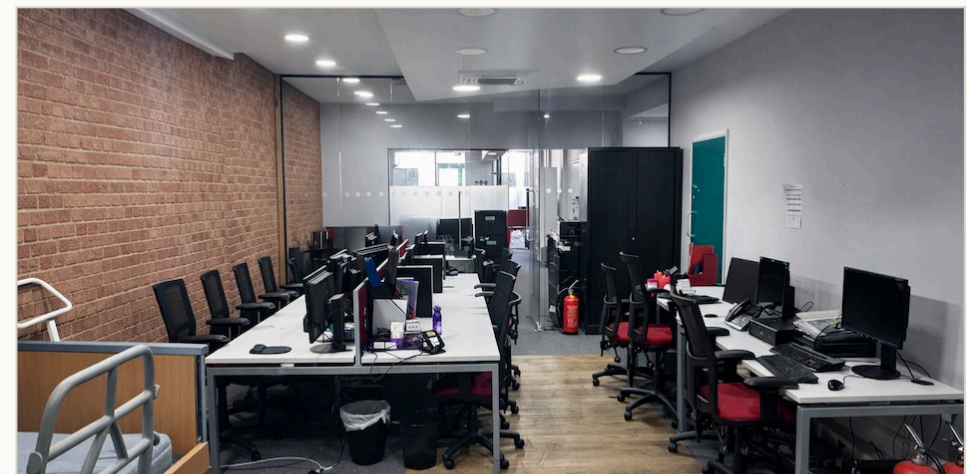
Strong passing traffic and footfall

### — Elizabeth Line connectivity

Chadwell Heath Station within easy reach



FRONT OFFICE · 629 SQ FT



REAR OFFICE · 504 SQ FT

# A Closer *Look*

INTERNAL VIEWS



OPEN-PLAN FRONT OFFICE



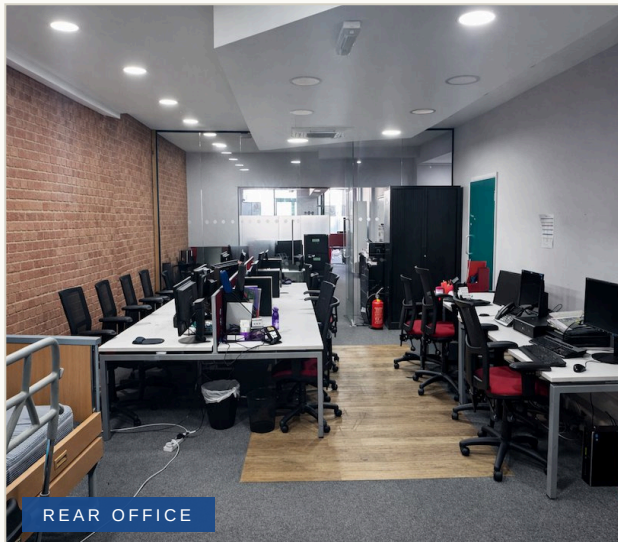
RECEPTION & BREAKOUT



PRIVATE OFFICE



GLAZED PARTITIONING



REAR OFFICE



KITCHEN FACILITIES

# Terms & Process

ALL FIGURES EXCLUSIVE OF VAT

## Tenure

Available by way of a **new full repairing and insuring (FRI) lease** for a term to be agreed.

## Quoting Rent

**£26,000 per annum exclusive** of rates, VAT and outgoing.

## Business Rates

Rateable Value: **£15,500** (from April 2026). Rates payable approx. **£6,696 per annum**. Interested parties should verify with the London Borough of Redbridge.

## Legal Costs

Ingoing tenant to pay a contribution of **£2,000 + VAT** towards the landlord's legal fees.

## References & Credit Checks

A charge of **£350 + VAT** will be payable for undertaking references on behalf of a proposed tenant. Once commissioned, this fee is non-refundable.

## Holding Deposit

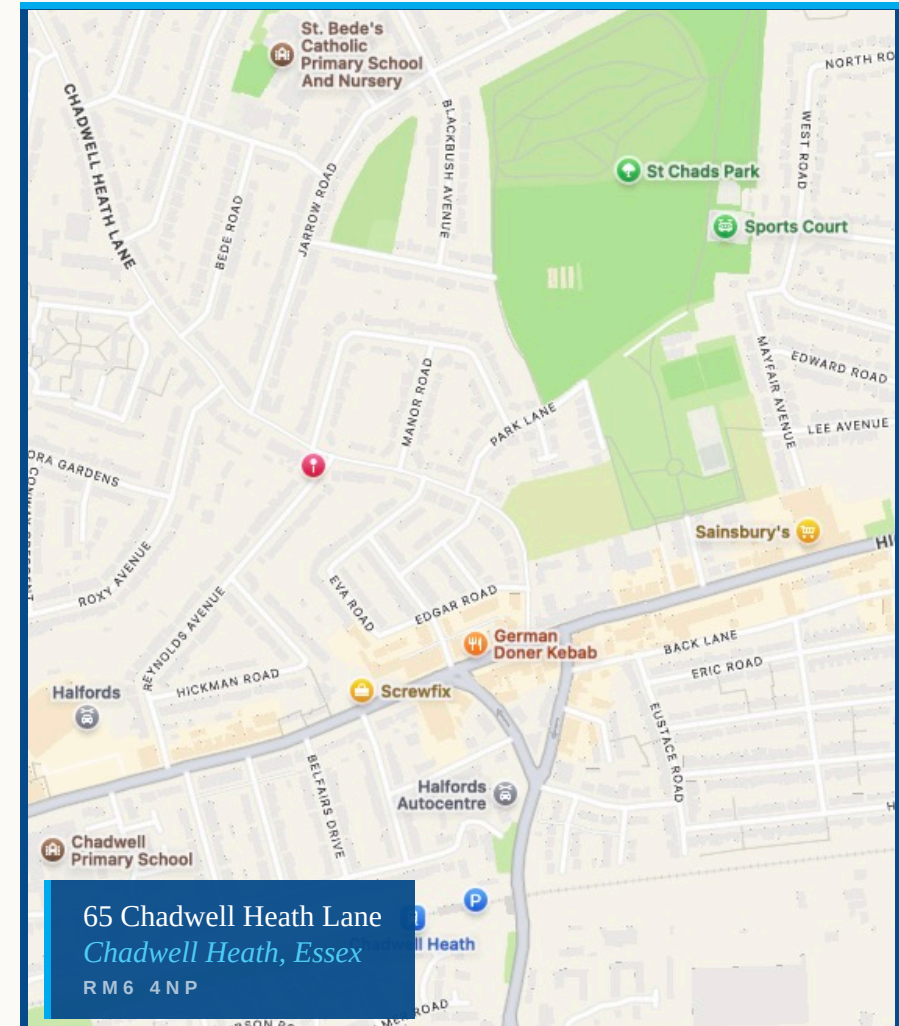
A tenant wishing to secure the property will be required to pay a **holding deposit of £2,000** to Countrywide Commercial, held in our client account pending completion. Refundable only if the landlord withdraws, clear title cannot be shown, or references / AML / credit checks are not satisfactory to the landlord.

## Viewings

Strictly by appointment through sole agents Countrywide Commercial (UK) Ltd.

# The Location

RM6 4NP



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