

Prominent Class E Commercial Unit TO LET

Class E Use

Flexible use allowing a wide range of commercial, business and service uses including **retail**, **office**, **healthcare**, **fitness** and **wellness** uses.

- Prominent corner position
- Approx. 119.22 sq m (1,283 sq ft)
- Modern fitted offices
- Kitchen and WC facilities
- Rear access
- New FRI lease
- Rent £30,000 per annum

65 Chadwell Heath Lane,
Chadwell Heath, Essex RM6 4NP



Location:

Situated in a prominent corner position on Chadwell Heath Lane, the property forms 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 supporting day-to-day trade.

Chadwell Heath Station (Elizabeth Line) is within easy reach, providing swift access into Stratford, Liverpool Street, Farringdon and across Central London. The property also benefits from good road communications, with the A12, A406 and M11 all accessible within a short drive.

Description:

A well-presented ground floor commercial premises currently fitted as offices, providing a bright and versatile layout suitable for a range of occupiers within Use Class E.

The accommodation comprises front and rear office areas with glazed partitioning, together with kitchen and WC facilities, and benefits from rear access. The space would suit a variety of uses including office, medical, retail, studio, showroom or other professional uses, subject to the necessary consents.

Accommodation

Front office:	58.45 sq m	(629 sq ft)
Rear office:	46.84 sq m	(504 sq ft)
Kitchen:	6.97 sq m	(75 sq ft)
WC:	6.95 sq m	(75 sq ft)

Total: 119.22 sq m (1,283 sq ft)

Areas measured on an approximate Net Internal Area basis.

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Tenure:

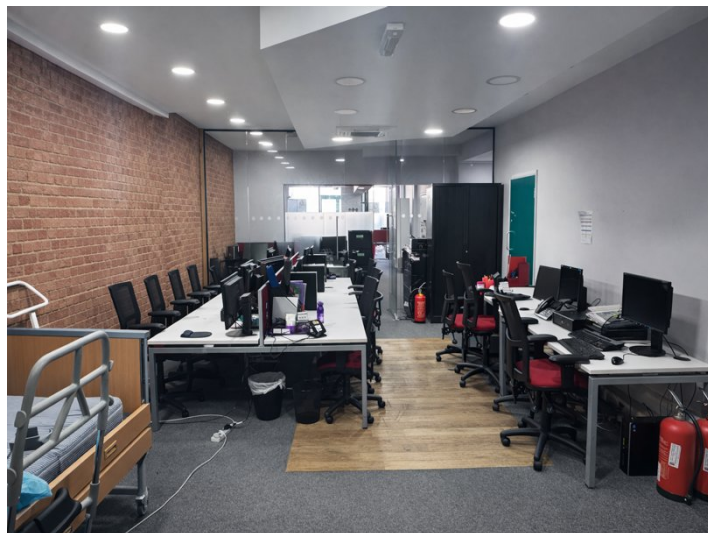
Available by way of a new full repairing and insuring lease for a term to be agreed.

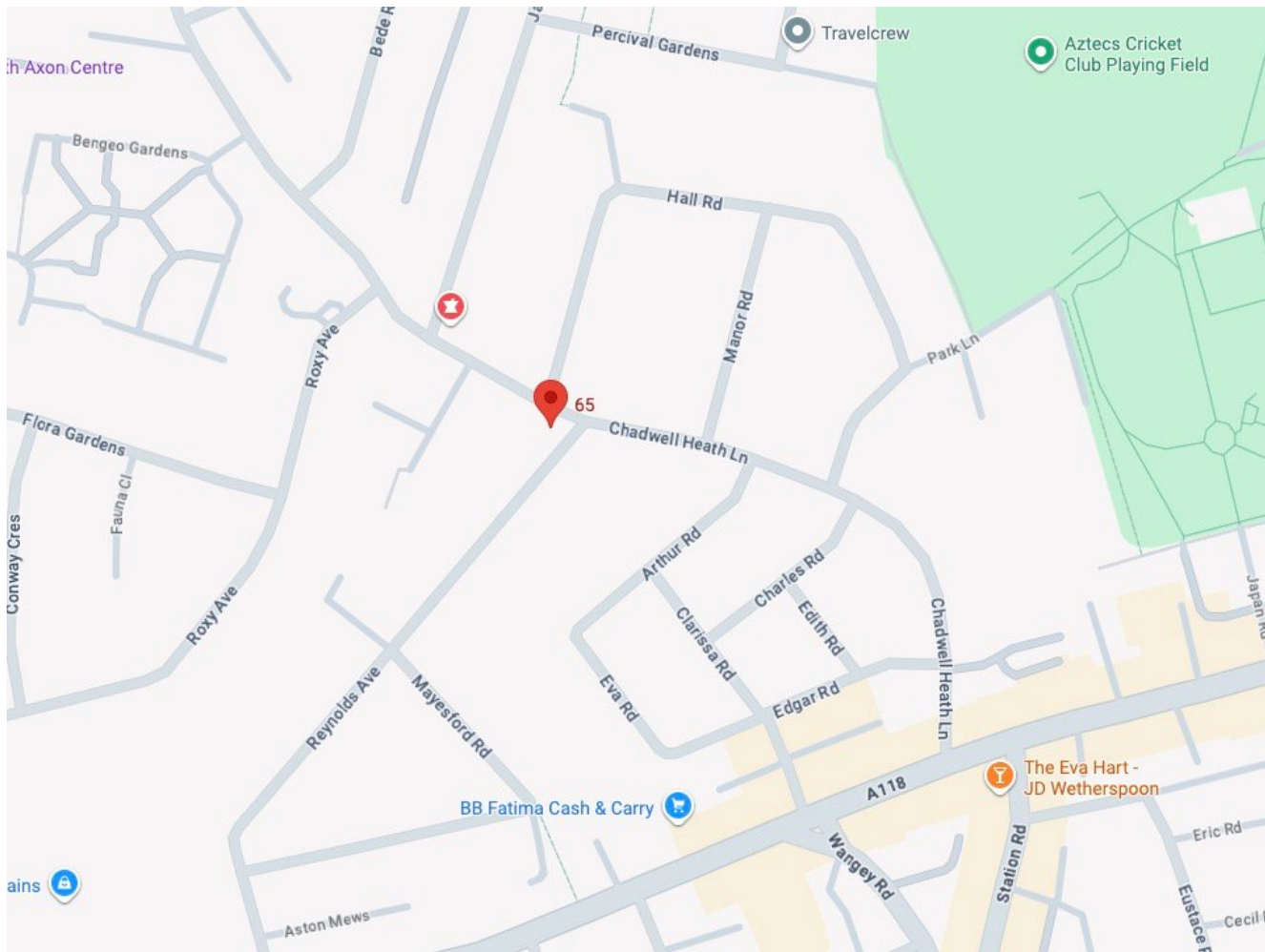
Quoting Rent:

£30,000 per annum exclusive

Rateable Value: £15,500 (from April 2026)

Rates Payable: Approx. £6,696 per annum





Legal Costs:

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

Reference & Credit Checks

A charge of £350 + VAT will be payable for undertaking references on behalf of a proposed tenant. Once the references have been commissioned, this fee is non-refundable, whether or not the Landlord subsequently accepts them.

Holding Deposit

A tenant wishing to secure the property will be required to pay a holding deposit of £2,000 to Countrywide Commercial. The deposit will only be refundable if the Landlord withdraws from the transaction, clear title cannot be shown, or the tenant’s references, AML and credit checks are not satisfactory to the Landlord. The deposit will be held in our client account pending completion.

Viewing strictly by appointment through sole agents

**Countrywide Commercial (UK) Ltd
Jason Grant**

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