



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**One Goodmayes,
706-720 High Road Ilford IG3 8RS**

**FOUR BRAND NEW COMMERCIAL UNITS (CLASS E)
FOR RENT (SIZES FROM 1,549-2,075 SQ FT)**

Summary

Four New Commercial Units For Rent - Fronting Ilford High Road

- Scheme located on Ilford's High Road, with Goodmayes and Seven Kings stations under 10-minutes walk from the site (Elizabeth Line)
- Availability:
- C01 - Class E/F1 - 1,869 sq ft - £48,500pax (£25psf)
- C02 - Class E/F1 - 2,075 sq ft - £51,875pax (£25psf)
- C03 - Class E/F1 - 2,073 sq ft - £51,825pax (£25psf)
- C04 - Class E(a) / E(b) - 1,549 sq ft - £38,725pax (£25psf)

Description

Four, highly-demanded, new-build commercial units available on Ilford High Road.

'One Goodmayes' comprises 573 new apartments and seven ground-floor commercial units in total.

Each unit benefits from prominent street frontage onto Ilford High Road and is offered in shell condition with full glazing and capped services (electric, water, and telecoms - BT).

Units, C01-C03 provide flexible business use, Class E/F1. Example uses include; retail, F&B, offices, clinics, nurseries, education or fitness. Unit 4 has Class-Use E(a) / E(b).

Units available from August 2026.



Location

One Goodmayes is prominently positioned on Ilford High Road, benefiting from excellent visibility and footfall.

The scheme is conveniently located between Seven Kings and Goodmayes stations, both within walking distance and providing direct access to the Elizabeth Line.

Situated on the High Road, the commercial units enjoy proximity to a wide range of local amenities and benefit from consistent passing trade.



Availability Schedule

Property	Floor	Size (sqft)	Use Class	Permitted Uses (Examples)	Price
C01	Ground	1,896	E/F1	Retail, F&B, Offices, Clinics, Nurseries, Education or Fitness	£48,500pax (£25psf) + VAT
C02	Ground	2,075	E/F1	Retail, F&B, Offices, Clinics, Nurseries, Education or Fitness	£51,875pax (£25psf) + VAT
C03	Ground	2,073	E/F1	Retail, F&B, Offices, Clinics, Nurseries, Education or Fitness	£51,825pax (£25psf) + VAT
C04	Ground	1,549	E(a) / E(b)	Retail, C-Stores, Pharmacies, Showrooms, Cafes, Barbers	£38,725pax (£25psf) + VAT

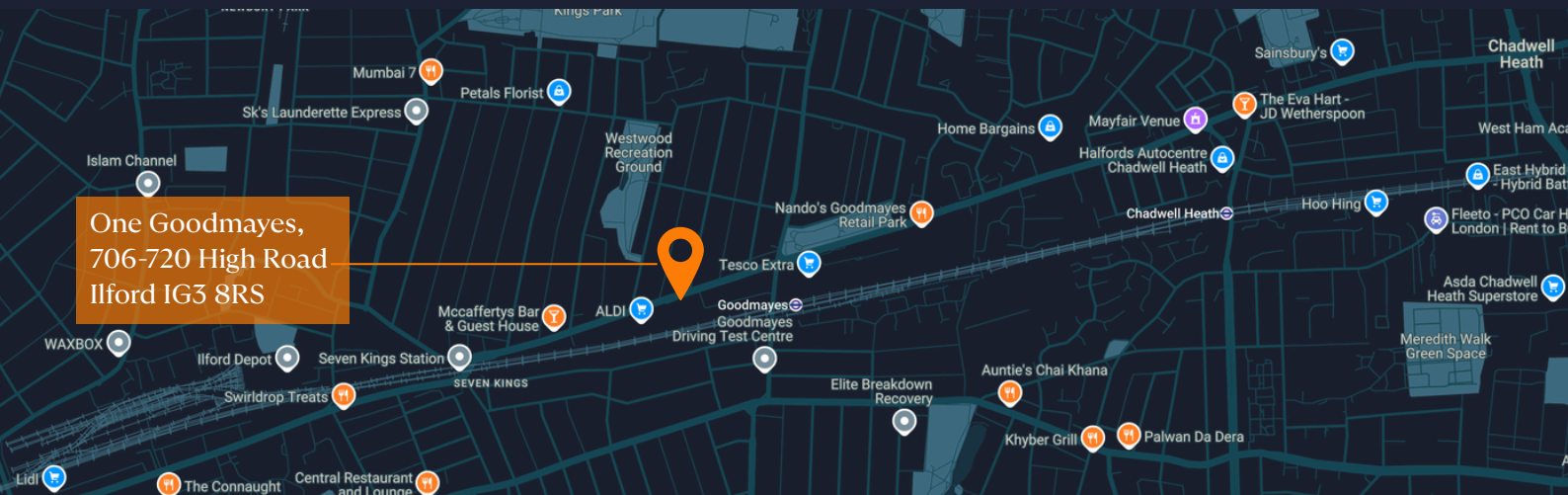
Terms

Units are vacant and ready for occupation **from August 2026**.

VAT is applicable on the rent per annum.

Further Information

For more **detailed plans, estimated service charges, business rates** and **lease information** is available on request.



CONTACT US

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