



HENSALL & PARTNERS

REAL ESTATE ADVISORS



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

**THREE BRAND NEW COMMERCIAL UNITS (1,597-5,609 SQFT)
(CLASS E/F - FOR SALE & RENT)**

Summary

- 3 x brand new commercial units both for sale and rent within quality mixed-use development, with 573 x apartments above
- Scheme located on Ilford's High Road, with Goodmayes and Seven Kings stations under 10-minutes walk from the site (Elizabeth Line)
- Will interest occupiers and investors
- G01 - GF (Class E/F1 - 2,118sqft) for sale £475,000 (£224psf) or rent £40,000pax (£19psf)
- G02 - GF (Class E/F1 - 1,597sqft) for sale £365,000 (£229psf) or rent £29,500pax (£19psf)
- G03 - FF (Class E/F1 - 1,894sqft) for sale £395,000 (£238psf) or rent £27,500pax (£15psf)

Description

Opportunity to purchase or rent new build commercial units on the High Road in Ilford.

Units G01 & G02 are located on the ground floor and G03 is on the first floor, see layout plan overleaf.

Properties being offered in shell condition, with glazing and capped services (electric, water & telecoms - BT).

All units benefit from Class E/F1 use and so offer full flexibility for occupiers. This might include office, co-working, cafe, fitness, healthcare or as a vets to name a few.

Unit G01 available from August 2025, with the other two units (G02 & G03), then available later in December 2025.



Location

One Goodmayes is prominently located along the High Road in Ilford.

Scheme benefits from being equidistant to Seven Kings and Goodmayes station, providing access to the Elizabeth Line.

Being located on the High Road, properties benefit from an array of local amenities and regular passing trade.



Availability Schedule

Property	Floor	Size (sqft)	Use Class	Price	PC Date
G01	Ground	2,118	E/F1	£475,000 / £40,000pax	August-25
G02	Ground	1,597	E/F1	£365,000 / £29,500pax	December-25
G03	First	1,894	E/F1	£395,000 / £27,500pax	December-25

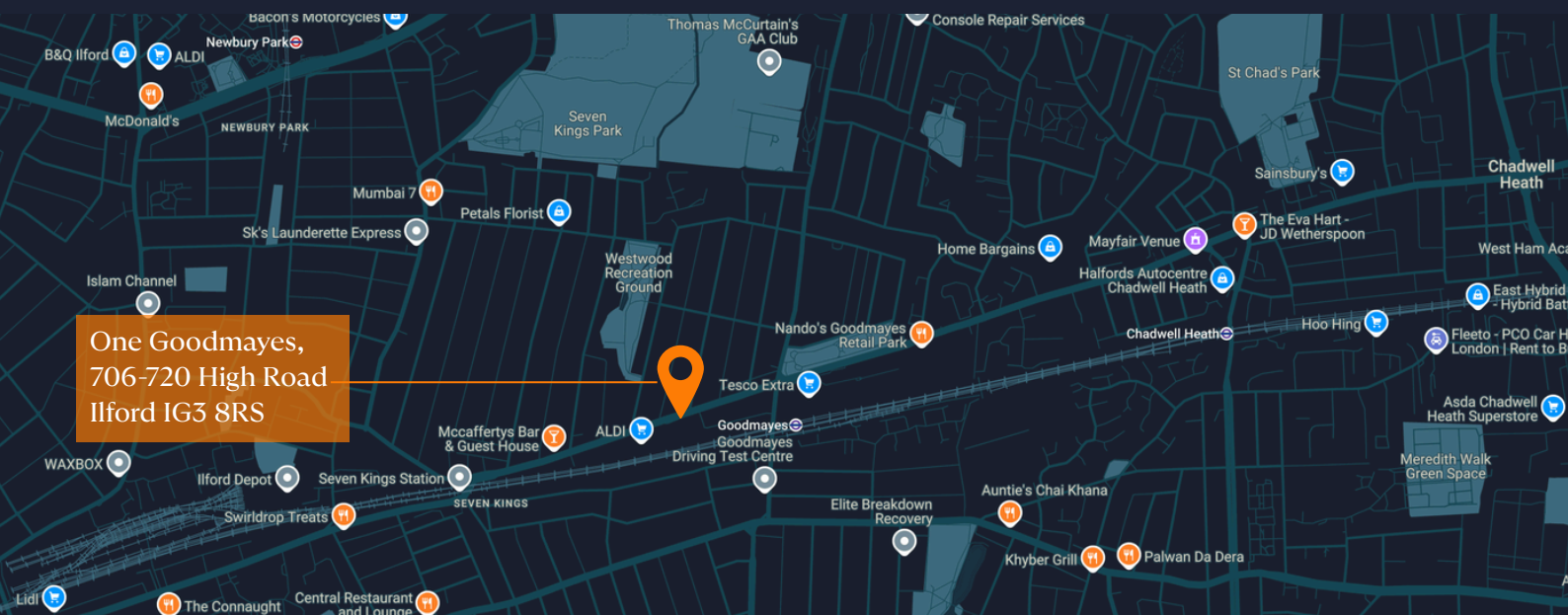
Terms

Units being sold are available on **new 999-year terms** at a **peppercorn ground rent**.

Properties to be rented on **new FRI leases**, on **flexible terms** subject to offers received.

Further Information

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



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