



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



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

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

Summary

Four New Commercial Units For Sale - 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 - £455,000 (£243psf) - 999-year lease
- C02 - Class E/F1 - 2,075 sq ft - £495,000 (£240psf) - 999-year lease
- C03 - Class E/F1 - 2,073 sq ft - £495,000 (£240psf) - 999-year lease
- C04 - Class E(a) / E(b) - 1,549 sq ft - £400,000 (£258psf) - 999-year lease



Description

Opportunity for Investors & Owner Occupiers

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

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

Following the successful release of units G01-G03 (all under offer), we are now offering the second phase — units C01-C04.

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 available from Q4 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	£455,000 (£240 psf)
C02	Ground	2,075	E/F1	Retail, F&B, Offices, Clinics, Nurseries, Education or Fitness	£495,000 (£240 psf)
C03	Ground	2,073	E/F1	Retail, F&B, Offices, Clinics, Nurseries, Education or Fitness	£495,000 (£240 psf)
C04	Ground	1,549	E(a) / E(b)	Retail, C-Stores, Pharmacies, Showrooms, Cafes, Barbers	£400,000 (£258 psf)

Terms

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

Practical completion is scheduled for **Q4 of 2026**.

Further Information

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

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CONTACT US

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