

LAND AT CHADWELL HEATH, STATION ROAD, CHADWELL HEATH RM8 1TR

RARE STRATEGIC OPPORTUNITY TO ACQUIRE 5 ACRES (2.02 HA)

WHAT 3 WORDS: [///DEEPER.ASPECT.TOOTH](http://DEEPER.ASPECT.TOOTH)



SUMMARY OF OPPORTUNITY

- **Freehold** site.
- Available with **vacant possession**.
- Site spans **5 acres** (2.02 ha) of cleared hardstanding.
- Opportunity to acquire a site with **Open Storage** or **Industrial** development potential (subject to planning).
- **Strategic connectivity** providing fast access to A12, facilitating national distribution.
- Close to Chadwell Heath Station (**Elizabeth Line**).
- Surrounding area comprises an active **commercial and retail warehousing hub**.
- Network Rail to retain **access rights** for operational and telecommunications purposes (see page 5).



SITE LOCATION



BY RAIL

- **Chadwell heath station** – 3 minute walk
- Direct Elizabeth Line to:
 - Liverpool Street – 25 minutes
 - Farringdon – 28 minutes
 - Bond Street – 35 minutes



BY AIR

- **London City Airport** – 35 minutes by car, 50 minutes via trains via the DLR and Elizabeth Line
- **London Heathrow Airport** – 90 minutes by car, 60 minutes via the Elizabeth Line
- **London Stansted Airport** – 60 minutes by car



BY ROAD

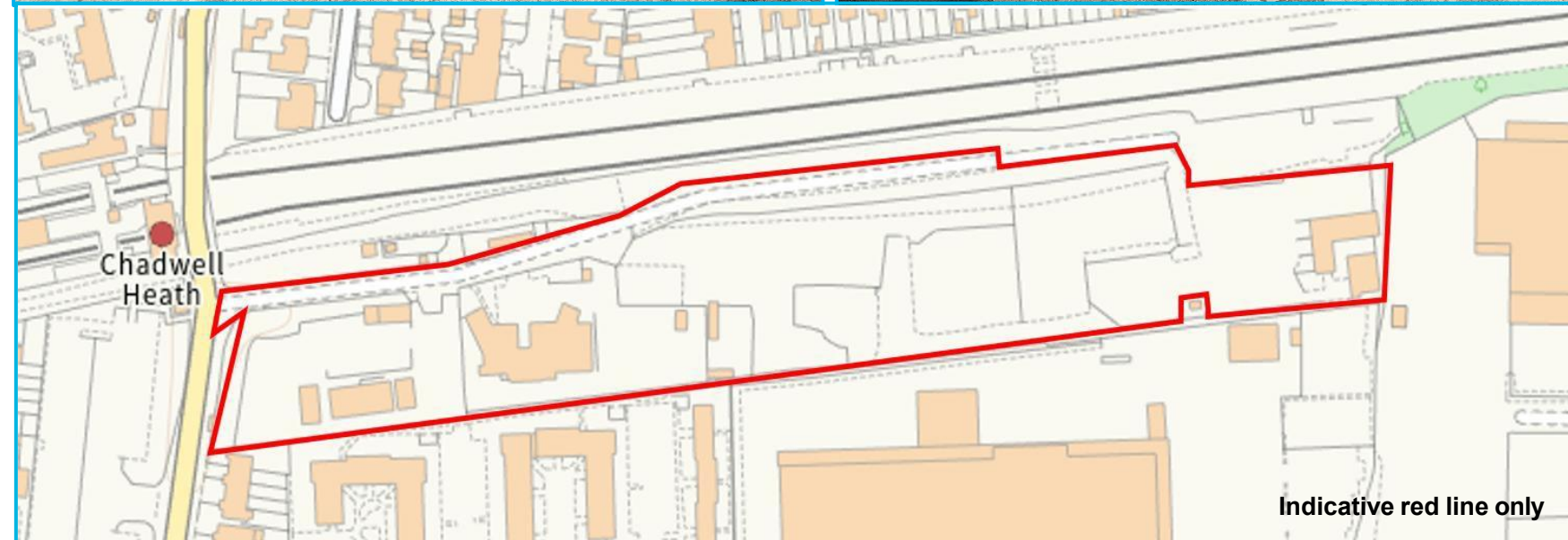
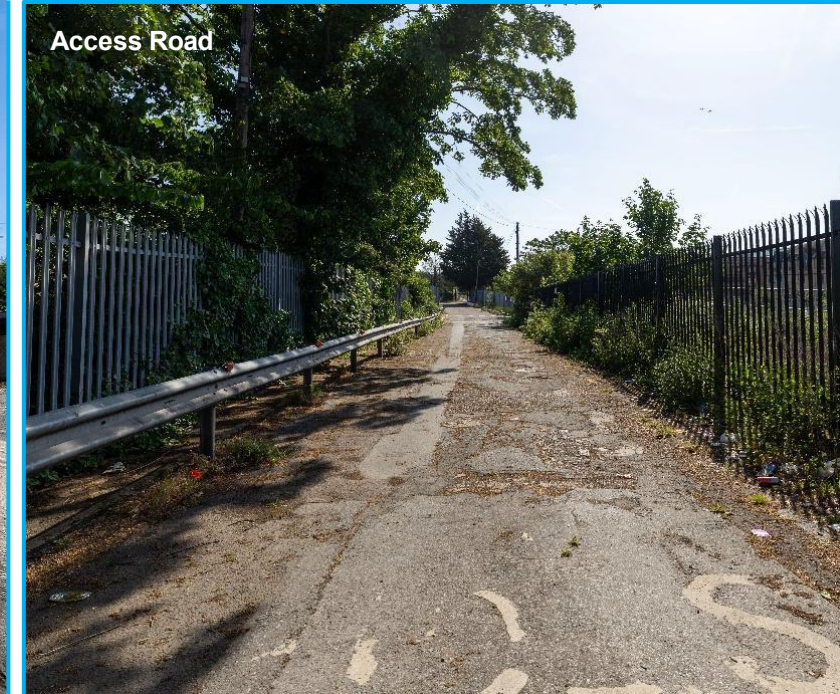
- **A12** – direct arterial route to London
- **A118** – direct access to Romford & Ilford
- **A13** – major route to Docklands, Canary Wharf & Central London
- **M25** – direct route to Greater London
- **M11** – direct route to Cambridge & Stanstead



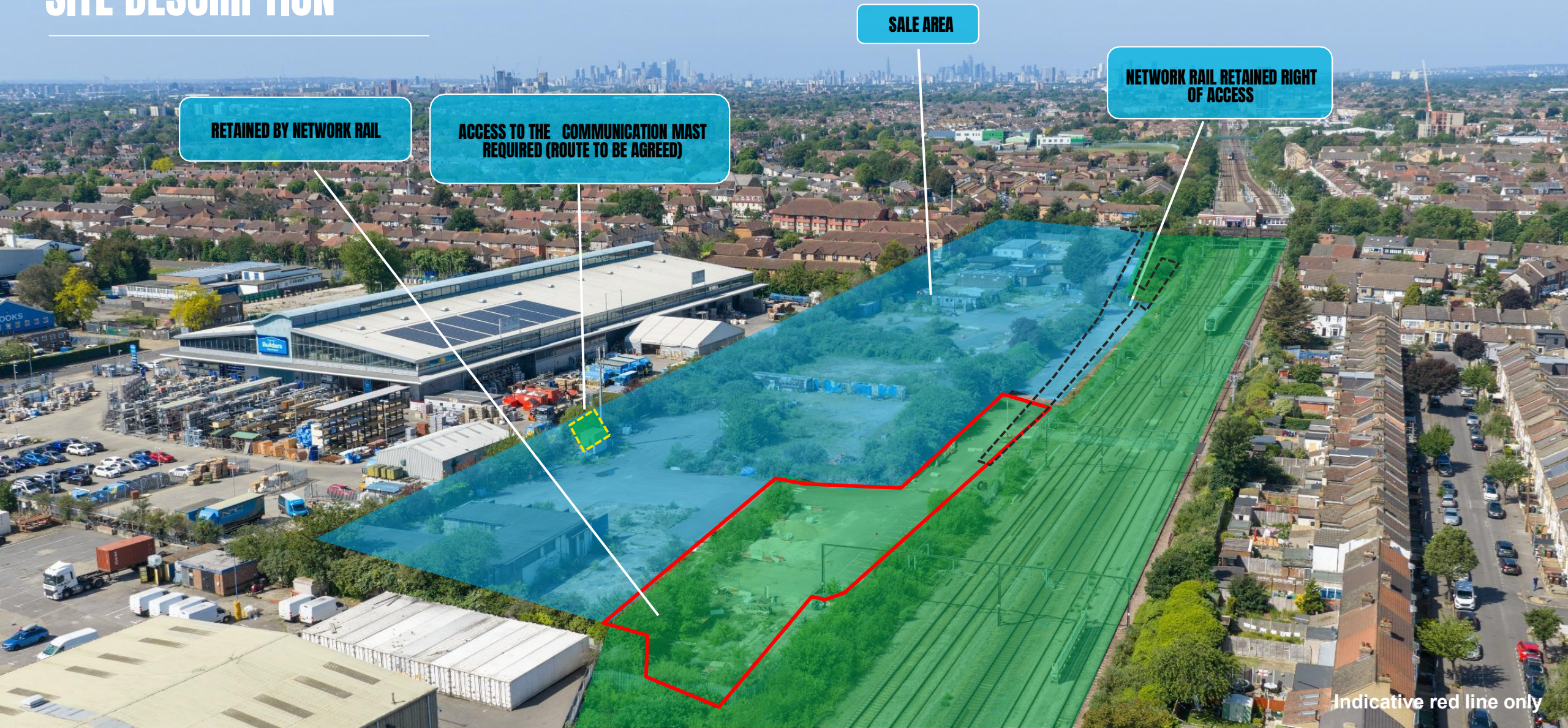
SITE DESCRIPTION

LAND AT CHADWELL HEATH

- Site extends to approximately 5 acres (2.02 hectares).
- Situated in the north-west corner of the Chadwell Heath Industrial Estate.
- Comprises of a majority hard standing land with several vacant buildings and structures on site.
- Accessed via a ramped access road with significant retaining walls (see photo).
- Surrounding vicinity comprises a mix use of commercial and retail warehousing hubs, and residential land uses.
- Access via Station Rd from the west only.
- Network Rail retain land next to the site and will reserve a right of access through the site to trackside gates, telecoms mast and equipment cabins.



SITE DESCRIPTION



RETAINED BY NETWORK RAIL

**ACCESS TO THE COMMUNICATION MAST
REQUIRED (ROUTE TO BE AGREED)**

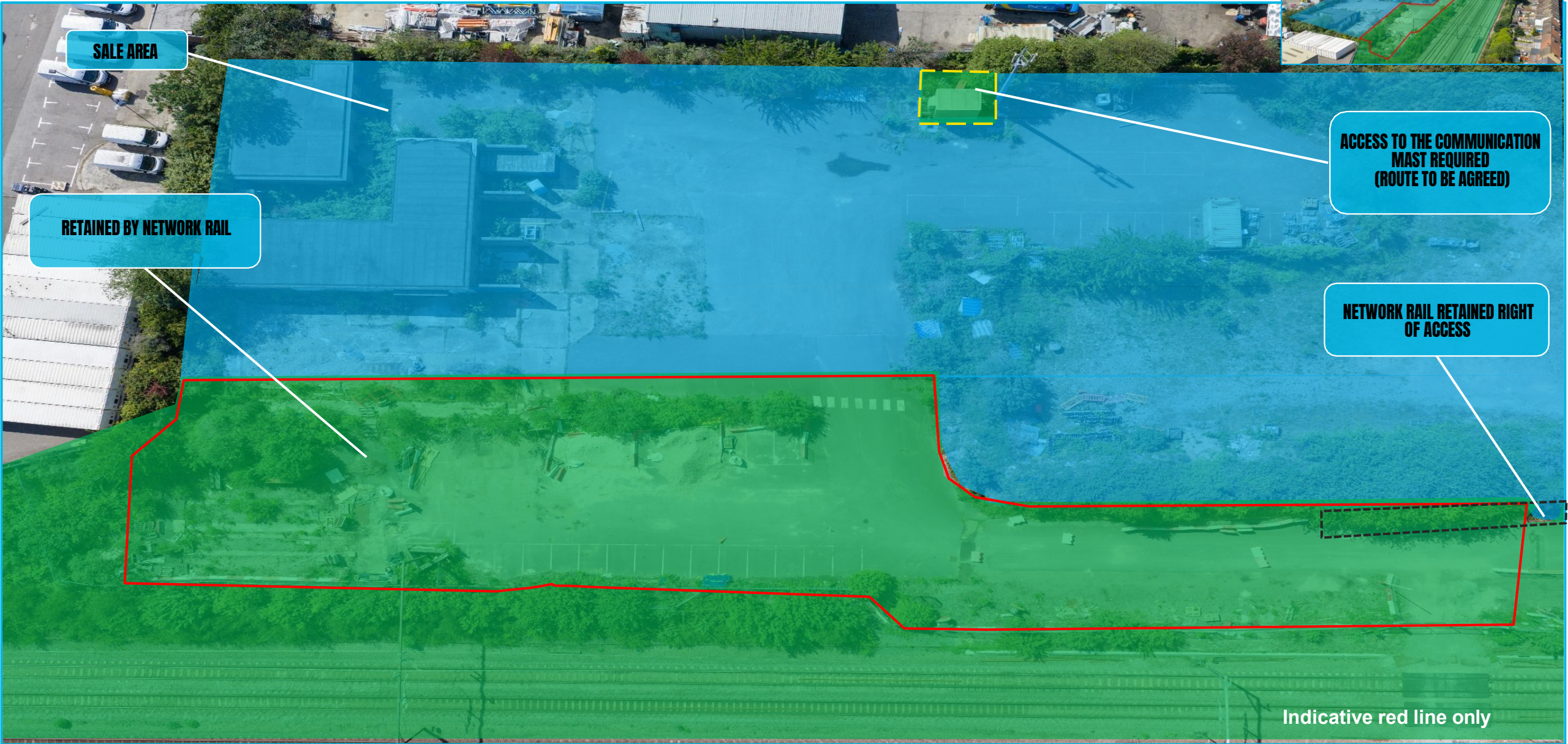
SALE AREA

**NETWORK RAIL RETAINED RIGHT
OF ACCESS**

Indicative red line only

SITE DESCRIPTION

DETAILED VIEW OF THE EASTERN SECTION



SUMMARY OF
OPPORTUNITY

SITE LOCATION

SITE DESCRIPTION

DEVELOPMENT
OPPORTUNITY

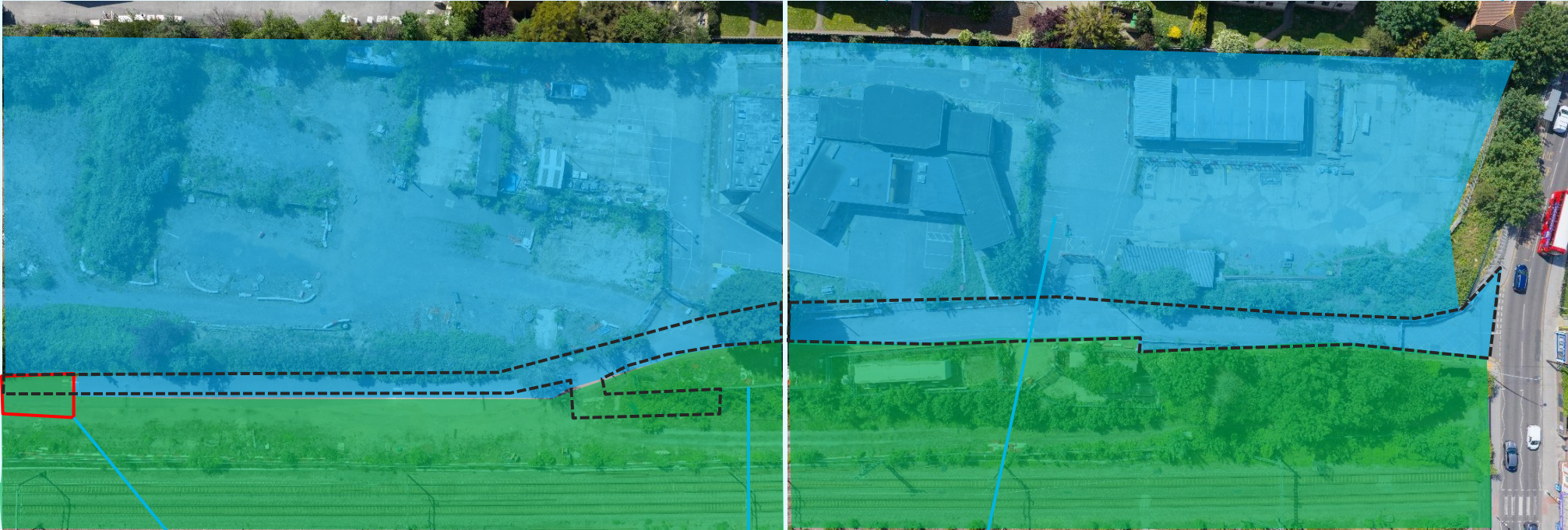
LOCAL AREA

MARKET COMMENTARY

LEGAL

GET IN TOUCH

SITE DESCRIPTION ACCESS ARRANGEMENTS



RETAINED BY NETWORK RAIL

NETWORK RAIL RETAINS THE RIGHT OF ACCESS ACROSS ALL MARKED ACCESS ROADS

SALE AREA

DEVELOPMENT OPPORTUNITY

PRE-APPLICATION PLANNING

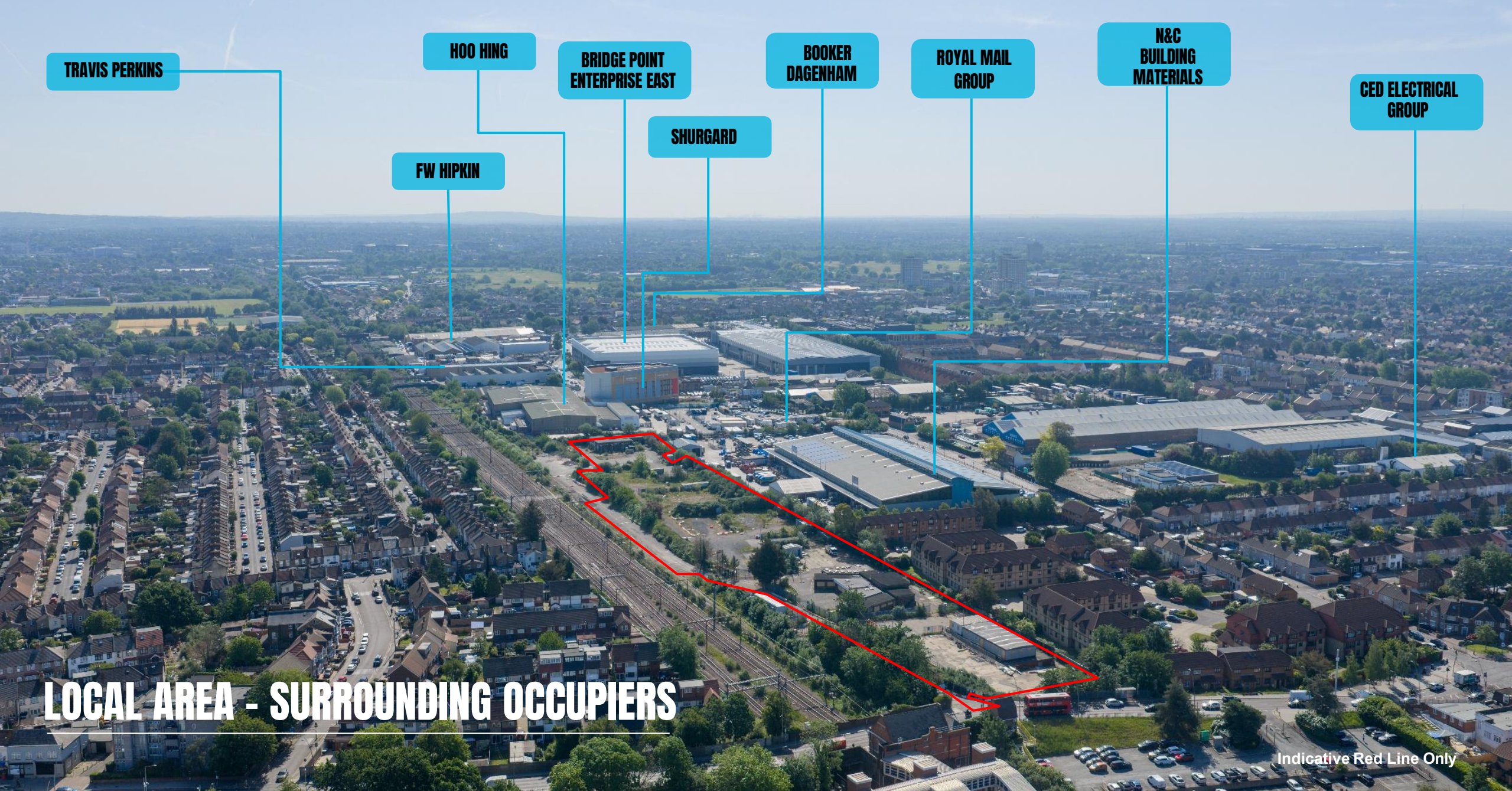
- A town planning and market review has been undertaken to support preparation of a high-level scheme for the site.
- Potential industrial development includes:
 - 7 industrial units, comprising single storey industrial warehouse & small mezzanine office above - 78,630 sq ft GEA
 - Office - 11,264 sq ft GEA
 - Car parking - 46 spaces
 - Cycle parking - 45 spaces
- Formal pre-application feedback has been provided by LB Barking and Dagenham (available in the data room):
 - Accepting of the principle of a wholly Industrial scheme.
 - Acceptance that a footbridge over the railway (aspiration of the local plan) is not viable.
 - Proposed inclusion of a green spine is supported.
 - Proposed site layout broadly acceptable.



Proposed Scheme



Architect Sketch



LOCAL AREA - SURROUNDING OCCUPIERS

Indicative Red Line Only

MARKET COMMENTARY

INDUSTRIAL

- The Chadwell Heath Industrial Market, centered around the Freshwater Road and Kemp Road areas, is undergoing a major structural shift. Demand for last-mile logistics and trade counters is very high, driven by its strategic location and close proximity to the A12 and A13.
- Development activity in barking and Dagenham has reduced significantly, with construction falling to 140,000 sq ft compared to 840,000 sq ft at the end of 2023.
- There has been a number of recent notable local transactions in Q1 and Q2 2026, including B&Q's acquisition of a 40,000 sq ft unit from Mileway in Barking.

OPEN STORAGE

- The Industrial Open Storage (IOS) sector has rapidly matured into a highly investable and strategically important component of the UK industrial market.
- Demand has surged significantly, driven by structural shifts in logistics, expanding fleet requirements, construction activity, and growth sectors such as EV infrastructure, and urban delivery services.
- Supply remains severely constrained, particularly in and around London, where rising land values, competing uses, and the long-term loss of industrial land have tightened availability.
- The sector is driving occupier demand, with prime rents in Barking and Dagenham at £5.75 psf in Q1 2026.



LEGAL INFORMATION

BASIS OF SALE

For sale on an unconditional basis, via informal tender.

The vendor reserves the right not to accept the highest, or any offer received.

TENURE

The freehold interest in the site is offered for sale.

VAT

The site is elected for VAT.

DATA ROOM

Access to a marketing data room is available at: www.Chadwell-heath.Com

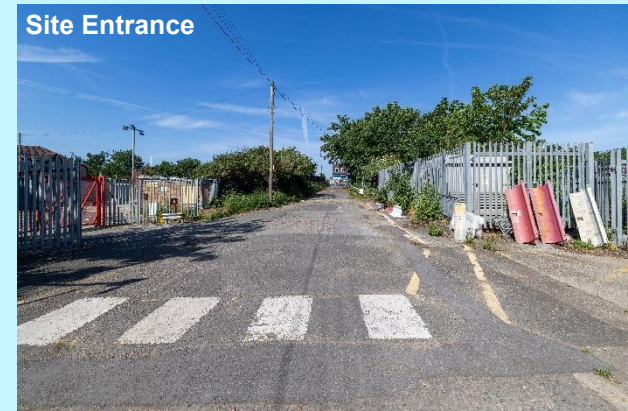
VIEWINGS

On application, exclusively through agents.

Hardstanding



Site Entrance



Communication Mast (outside of the red line)

ENQUIRIES / VIEWING ARRANGEMENTS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates.
For details of viewing arrangements please contact:



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