

CHEESHAM HOUSE

LONDON BOROUGH OF HAVERING, RM7 7PJ

**E-CLASS MULTI -STOREY LIGHT INDUSTRIAL PROPERTY
RESIDENTIAL REDEVELOPMENT POTENTIAL
LOW CAPITAL VALUE OF £88 PER SQ.FT.**





EXECUTIVE SUMMARY

- Substantial multi-level, mixed-use light industrial (Use Class E) property.
- Situated in Romford, within the London Borough of Havering, that holds a strategic position as a gateway between London and Essex, conveniently close to the A12, providing swift access to central London and the M25.
- Located within the Romford Strategic Development Area (SDA), which is earmarked for major residential-led regeneration in the current Local Plan.
- The property provides a total gross internal area (GIA) of 33,946 sq. ft. with a site area spanning 0.63 acres or 0.254 hectares.
- Freehold.

PROPOSAL

Offers in excess of £3,000,000 (Three Million Pounds) subject to contract for the freehold interest reflecting a low capital value of £88 per sq.ft.

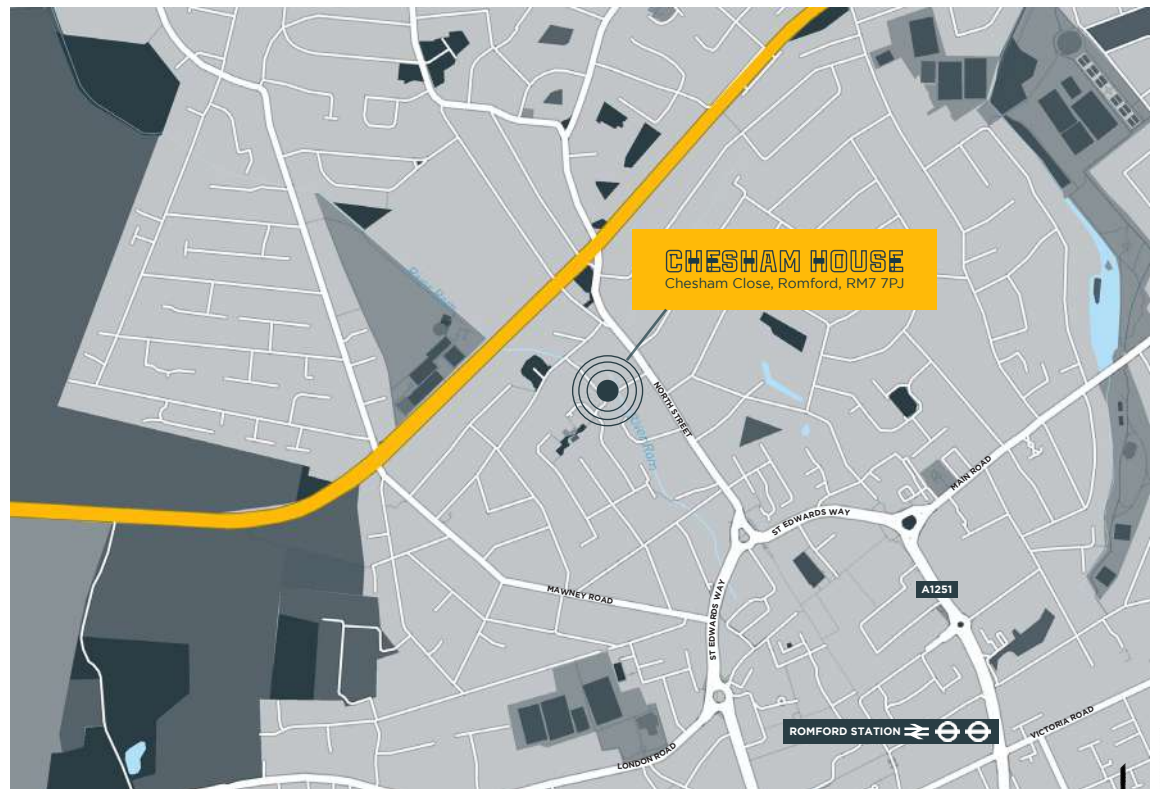


LOCATION

The subject property is located on Chesham Close, just northwest of Romford Town Centre. It is conveniently positioned only a one-minute drive (0.2 miles) from the A12, granting easy access to central and east London. Additionally, the M25 can be quickly reached via the A12, located 4 miles west, facilitating efficient transit to the rest of Greater London and the home counties.

Romford is a vibrant and historic town situated in the London Borough of Havering, one of the largest boroughs by area, approximately 14 miles northeast of central London. Havering acts as a gateway between London and Essex; both accessed via the A12, which passes through Romford, making the town a vital strategic point in the East London corridor.

Furthermore, the property enjoys proximity to rail links, with Romford station just 0.9 miles away, which offers easy access to the Elizabeth Line and London Overground rail networks.



DESCRIPTION

The property is a detached light industrial building spanning three floors, with a total floor area of around 33,946 sq. ft (GIA), and 32,697 sq. ft (NIA). The site itself covers approximately 0.63 acres.

Currently, the ground floor serves as a showroom and storage area, the first floor is utilized for warehousing, and the second floor houses office facilities. Access to all three levels is provided by a goods lift, while the first floor can also be reached by forklift through an elevated loading door. Additionally, parking spaces are available at the front and side of the property.

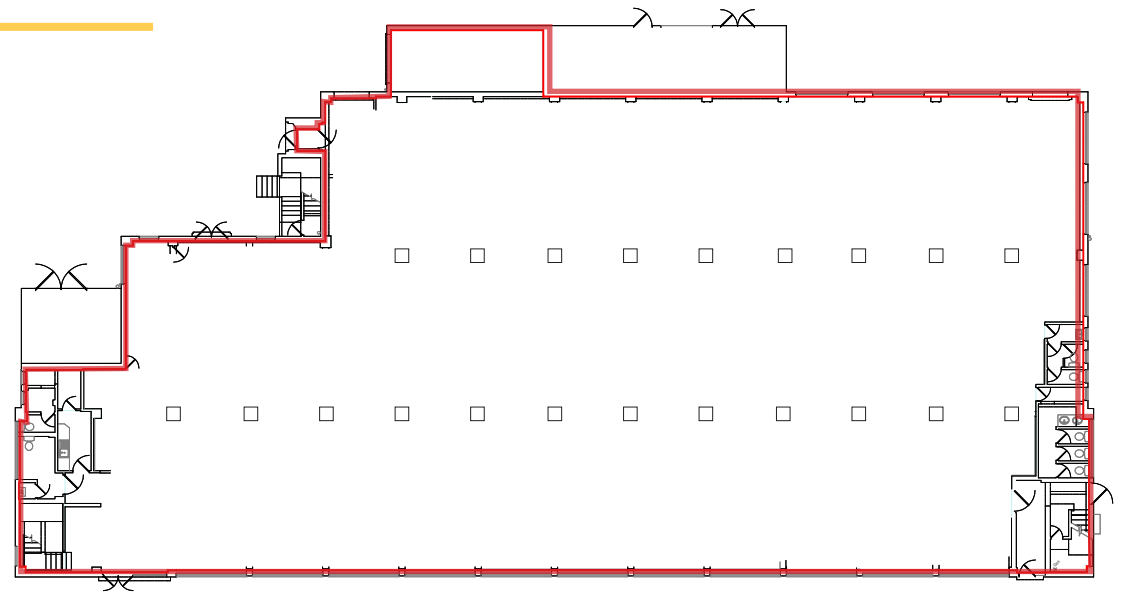
The property is categorized as E-Class Use, formerly designated as light industrial/B1, and offers versatility for various potential uses.

ACCOMMODATION

Floor	Sq. Ft (NIA)	Sq. M (NIA)
Ground	12,130	1,127
First	12,343	1,147
Second	8,224	764
Total	32,697	3,038

* toilets and columns excluded

TYPICAL FLOOR PLAN



Chesham House, Chesham Close, Romford RM7 7PJ

PLANNING AND DEVELOPMENT POTENTIAL

The property is granted Use Class E consent (formerly B1/light industrial), allowing for a diverse range of potential uses.

Located within the Romford Strategic Development Area (SDA), the site is designated for significant residential-led regeneration in the current Local Plan. Detailed information can be found in the Local Plan, which outlines its intention to deliver over 6,000 new homes within the zone.

The neighboring site to the south features a current project of 66-apartments, 8-storey building, set to PC in March 2024.

A feasibility study has been conducted for the demolition of the existing structure, proposing the redevelopment of the site to accommodate 72 residential units (Class C3) in two buildings varying in height from part-5, part-6, to part-7 storeys.

The property presents an opportunity for residential conversion through permitted development rights. Plans have been drawn up for residential conversion to provide 46 apartments. Plans are available upon request.

Planning was granted on the land to the east of our site (Brooklands Approach) for redevelopment, providing 67 apartments. More information is available upon request.





EPC

Available on request.

AML

The purchaser will be required to satisfy the AML requirements of the vendor.

VAT

The property is not elected for VAT.

VIDEO WALKTHROUGH

Video walkthroughs and photographs available in the [Dropbox link by clicking here.](#)

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