

NEWLY BUILT INDUSTRIAL UNIT IN HAINAULT BUSINESS PARK  
WITH CAR PARKING - AVAILABLE TO LET FROM Q1 2026.  
40-46 FOWLER ROAD, HAINAULT BUSINESS PARK, ILFORD, ESSEX,  
IG6 3UT  
16,814 SQ.FT ( 1562.07 M<sup>2</sup> )



### Key Features

- Ample Car Parking
- Newly Built
- 3 Phase Power (Untested)

### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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### Location

The property is situated within Hainault Business Park with direct access onto Romford Road (A112) to the East and Hainault Road to the South-West, both providing direct access on to the A12 thoroughfare. From here both the M25 and the A406/M11 can be accessed, facilitating efficient logistics and commuting.

### Accommodation

The property will comprise of a substantial newly brick built industrial unit with double-storey ancillary offices to the front elevation. Access for loading/unloading will be provided to the front of the property with further loading/unloading accessible from the side of the building for articulate lorries. The unit will benefit from an eaves height of 3.3m and 6m from the underside of the pitch. A floor plan is available on request. We have been advised of the following areas on a Gross Internal Basis (GIA):

Ground floor warehouse	15,156 sq.ft ( 1408.04 m <sup>2</sup> )
Offices	1,658 sq.ft ( 154.03 m <sup>2</sup> )
<b>Total</b>	<b>16,814 sq.ft ( 1562.07 m<sup>2</sup> )</b>

### Lease Terms

The property is offered by virtue of a new Full Repairing and Insuring Lease for a term to be agreed subject to periodic, upward only rent reviews.

### Rent

Rent on Application

### Rates

Rateable Value	To be re-assessed.
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### VAT

Value Added Tax is not applicable in respect of this property.

### Service Charge

A Business Improvement District (BID) Levy is applicable in respect of this property. Further details are available on request.

### Energy Performance Asset Rating

EPC Awaited

### Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.