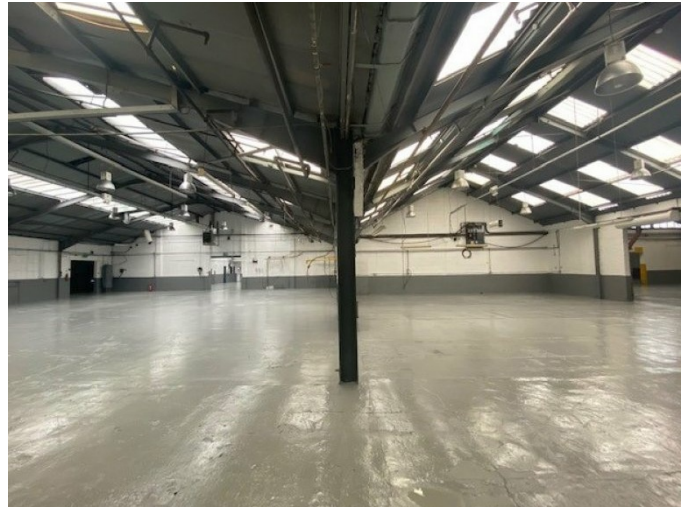


VACANT FOR THE FIRST TIME IN 71 YEARS

**INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES SITUATED ON A
0.788 ACRE SITE
FOWLER ROAD, HAINAULT BUSINESS PARK, ILFORD, ESSEX, IG6 3UT
25,263 SQ.FT (2347.01 M²)**



Key Features

- Sodium lit lighting
- Maximum eves 21ft (6.4m)
- 3 phase power
- Site area 0.788 acres
- 25+ car parking spaces

Viewing

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

Contact:

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Location

The property is situated at Hainault Business Park. Romford Road (A112) to the East and Hainault Road to the South-West both provide direct access on to the A12 thoroughfare. From here both the M25 and the A406/M11 can be accessed.

Accommodation

The proposed demise comprises a substantial steel framed light industrial unit. There is both loading and access to the front, sides and rear of building by virtue of roller shutters - to the front these are raised to service unloading. The front elevation is arranged as a double-storey block providing ancillary offices and ancillary staff facilities. A floor plan is available upon request.

Total	25,263 sq.ft (2347.01 m ²)
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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

£250,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£105,000
UBR 2020/2021	53.2p
Rates Payable	£55,860
Interested parties are advised to verify these with Redbridge Council on 020 8708 4357.	

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

D **78** This is how energy efficient this building is

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.