

VACANT FOR THE FIRST TIME IN 71 YEARS
INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES
 40 & REAR OF 42 FOWLER ROAD, HAINULT BUSINESS PARK,
 HAINULT, IG6 3UT
 14,337 SQ.FT (1331.95 M²)



Key Features

- Sodium lit lighting
- Maximum eves 21ft (6.4m)
- 3 phase power
- 10 Car Parking Spaces

Viewing

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

Contact:

Ravi Kataria
Ravi@cliffords-estates.co.uk

Rajiv Kataria
Rajiv@cliffords-estates.co.uk



306 Green Lane
 Ilford, Essex
 IG1 1LQ
 Tel: 020 8599 9911
info@cliffords-estates.co.uk
 Email: info@cliffords-estates.co.uk



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	14,337 sq.ft (1331.95 m ²)
-------	---

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

£135,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Rates

To be re-assessed.

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
---	-----------	---