

# TO LET - INDUSTRIAL UNIT INCLUSIVE OF BUSINESS RATES WITH 2 CAR PARKING SPACES

34 FOWLER ROAD, HAINAULT, ESSEX, IG6 3UT  
3,365 SQ.FT ( 312.62 M<sup>2</sup> )



## Key Features

- Floor to ceiling height 3.92m
- New electric roller shutter to be installed
- 2 allocated car parking spaces

## Viewing

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

Contact:

Ravi Kataria  
[Ravi@cliffords-estates.co.uk](mailto:Ravi@cliffords-estates.co.uk)

Rajiv Kataria  
[Rajiv@cliffords-estates.co.uk](mailto:Rajiv@cliffords-estates.co.uk)



306 Green Lane  
Ilford, Essex  
IG1 1LQ

Tel: 020 8599 9911

Email: [info@cliffords-estates.co.uk](mailto:info@cliffords-estates.co.uk)



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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

Brick-built industrial/warehouse unit with ancillary office and staff facilities, benefitting from 2 allocated car parking spaces and a new electric roller shutter to be installed. Approximate areas are as follows on a Gross Internal basis:

Total	3,365 sq.ft ( 312.62 m <sup>2</sup> )
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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

£51,000 per annum inclusive of business rates however exclusive of all other outgoings, payable quarterly in advance on the usual quarter days.

## Rates

Rates Payable	Included within the rent
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## VAT

VAT is not applicable in respect of this property

## Service Charge

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

## Energy Performance Asset Rating

D	81	This is how energy efficient this building is
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## Legal Costs

Each party to bear their own legal costs.