

TO LET - INDUSTRIAL/WAREHOUSE UNIT WITH MEZZANINE  
OFFICES AND ALLOCATED PARKING  
UNIT 3, HAINAULT BUSINESS PARK, 15-17 ROEBUCK ROAD, ILFORD,  
IG6 3UT  
2,859 SQ.FT ( 265.61 M<sup>2</sup> )



### Key Features

- Allocated parking
- Full height roller shutter
- 3-phase power
- Air Conditioning

### Viewing

Strictly by prior appointment with letting agents Taylor Freeman Kataria

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### Location

The premises is located on Roebuck Road on the popular and well established Hainault industrial estate having the benefit of road access directly from the A112 (Romford Road) providing excellent road communication to the A12 (Eastern Avenue) and in turn to the M25 J28 or J29.

### Accommodation

Comprising of a light industrial industrial/warehouse unit with male and female WCs, mezzanine offices and 3 allocated car parking spaces. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis:

GF Warehouse	1,573 sq.ft ( 146.14 m <sup>2</sup> )
FF offices	1,286 sq.ft ( 119.47 m <sup>2</sup> )
<b>Total</b>	<b>2,859 sq.ft ( 265.61 m<sup>2</sup> )</b>

### Lease Terms

The premises is available by way of a new Full Repairing and Insuring (FRI) lease for a term by arrangement.

### Rent

£30,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

### Rates

Rateable Value	£14,750
UBR 2025	49.9p
Rates Payable	£7360.25
Interested parties are advised to verify these figures and check whether they qualify for Small Business Rates Relief with the London Borough of Redbridge	

### VAT

Value Added Tax (VAT) is not applicable.

### Service Charge

A Business Improvement District (BID) levy is applicable. Further details are available on request.

### Energy Performance Asset Rating

B	◀ 43	This is how energy efficient this building is
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### Legal Costs

To be agreed

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.