

Ref: F14

TO LET

Light Industrial Unit Plus large yard



Unit 2a-3, 2-6 Fowler Road, Hainault Business Park, Ilford, IG6 3UT

LOCATION:

This unit is situated within this small industrial development which fronts Roebuck Road at the Junction with Fowler Road in the midst of the Hainault business park. The Business Park is located within reasonable driving distance of the main A12 Eastern Avenue at the Moby Dick junction being close to Romford and Dagenham. Forest Road leads to Fairlop Waters and Fairlop Central Line Underground Station into Barkingside High Street with its mixed user retail facilities.

**DESCRIPTION:**

Light industrial unit with car repair use and large yard to let. The property comprises of a ground floor light industrial unit with a large yard that has been trading for 20 years as a car mechanic's but would be suitable for a wide variety of different uses under Use Class 'E'.

The property has a GIA of approximately 3,865 sq ft (359.03 sqm) plus a large yard of approximately 7,000 sq ft (650 sqm). The property benefits from 2 manual roller shutters, three-phase power (no gas supply), minimum eaves height of 3.94 sqm, a large secure yard for storing around 20 cars, and 2 W.Cs. There is an adjoining unit of 1,126 sqft now included in the letting. The property is offered to let upon a new full repairing and insuring lease, the terms of which are to be agreed.

*please note the equipment inside the unit belongs to the tenant and may be available to purchase

N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.



- AMENITIES:**
- **GIA OF APPROXIMATELY 4,991 SQ FT (463 SQM)**
 - **LARGE YARD/CAR PARK OF APPROXIMATELY 7,000 SQ FT (650 SQM)**
 - **2 MANUAL ROLLER SHUTTERS**
 - **THREE-PHASE POWER (NO GAS SUPPLY)**
 - **USED AS A MECHANICS FOR 20 YEARS**
- TERMS:** The property is offered to let upon a new full repairing and insuring lease, the terms of which are to be agreed.
- RENT:** £75,000 p.a.x plus VAT
- SERVICE CHARGE:** Approx £4,600 plus VAT p.a
- RATES PAYABLE:** Approx £21,831.25 p.a
- EPC RATING:** TBC
- REFERENCES:** Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.
- ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.
- Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.
- LEGAL COSTS:** To be paid by the ingoing tenant

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Via Sole Agents

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IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.