

Freehold Warehouses For Sale

Available Individually or Together

Unit 6 – 5,000 sq ft (465.0 sq m)
External Yard – 1,500 sq ft (136.8 sq m)

Unit 7 – 5,000 sq ft (465.0 sq m)
External Yard – 1,500 sq ft (136.8 sq m)

- Available individually or together
- Freehold warehouses
- Self-contained units
- Private yard/loading areas
- 3-phase power
- Open-plan layout
- WC facilities
- New WC's, whitewashed walls
- New overclad roof

**Units 6 & 7, 62–70 Fowler Road,
Hainault IG6 3UT**



Location

The premises are situated on the established Fowler Road Industrial Estate, one of Hainault's most popular commercial locations. The estate lies approximately 2.5 miles north of the A12 and 4.4 miles east of the A406 (North Circular Road), providing excellent access to the M11 and M25. Hainault Underground Station (Central Line) is approximately 1.6 miles away, offering direct services into Central London in around 30 minutes. The area is also well served by local bus routes and nearby amenities, making it a convenient and accessible location for businesses serving East London and the wider Essex area.

Description

Two adjacent freehold warehouse units are available for sale, either individually or together. Each unit extends to approximately 5,000 sq ft and provides self-contained warehouse accommodation. Although adjoining, the units are not interconnected and may suit owner occupiers, investors or purchasers seeking adjoining freehold assets. The properties are of steel portal frame construction with solid concrete floors and predominantly open-plan layouts. Eaves heights are approximately 4.0–4.4 m, rising to around 7.4 m at the apex. Further benefits include a new overclad roof, 3-phase power, large loading doors, WC facilities and private yard/loading areas.

The site is fully enclosed and provides good access and circulation throughout.

Features

- Available individually or together
- Self-contained units
- Large loading doors
- Open-plan layout
- Freehold warehouses
- Private yard/loading areas
- Approx. 4.0–4.4 m eaves height
- WC facilities
- Approx. 5,000 sq ft (465 m²) each
- 3-phase power
- Up to 7.4 m at apex
- New WC's, whitewashed walls and new overclad roof

Accommodation

Measured on a gross internal basis, the premises provide the following approximate floor areas:

Unit 6 – 5,000 sq ft (465.0 sq m)
External Yard – 1,500 sq ft (136.8 sq m)

Unit 7 – 5,000 sq ft (465.0 sq m)
External Yard – 1,500 sq ft (136.8 sq m)

Price

Unit 6 – £1,100,000 + VAT

Unit 7 – £1,050,000 + VAT

Business Rates Liability / BID Levy Payable (Approximate)

Unit 6 – £7,765.14 pa / £304.52 pa

Unit 7 – £7,765.14 pa / £304.52 pa





Energy performance certificate (EPC)		
Unit 6 62-70 Fowler Road Hainault Business Park Hainault ILFORD IG6 3UT	Energy rating	Valid until: 3 February 2036
		Certificate number: 7274-7489-4224-9208-7482

Property type	Storage or Distribution
Total floor area	462 square metres

Rules on letting this property

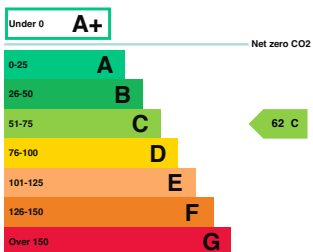
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Energy performance certificate (EPC)		
Unit 7 62-70 Fowler Road HAINAULT IG6 3UT	Energy rating	Valid until: 3 February 2036
		Certificate number: 7517-8977-2723-7780-8515

Property type	Storage or Distribution
Total floor area	462 square metres

Rules on letting this property

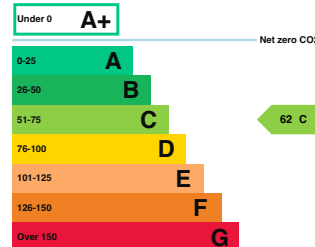
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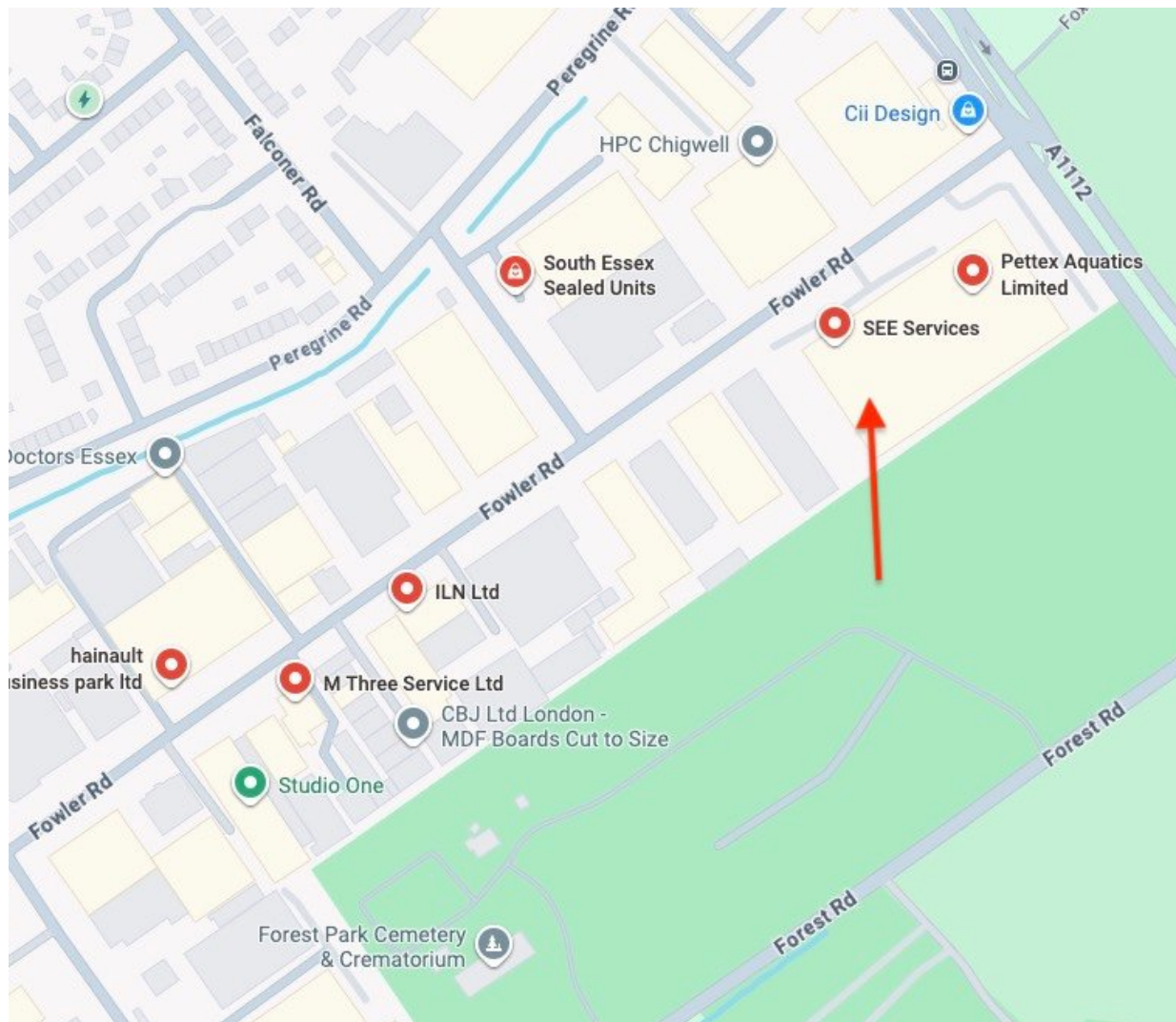
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How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	76 D



Legal Costs

Each Party to be responsible for their own costs.

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML/KYC or proposed purchaser. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the owner.

Holding Deposit

Purchasers wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £5000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven, AML, and Credit checks are not acceptable to the purchasers. This deposit is held in our client's account until completion.

Viewing

Strictly by Appointment via sole agents
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