



Unit 4. Whilem Works Forest Road, Hainault, Hainault, Essex, IG6 3HJ

5,328 Sq Ft (494.97 Sq M)

£55,000 P.A.X. Plus VAT

TO LET

LIGHT INDUSTRIAL UNIT

with first floor offices

Key Features

Ground floor light industrial/warehouse unit with a GIA of approximately 4,024 sqft (373.88 sqm)

3 phase power supply

Parking for up to 6 cars

First floor office benefits from Suspended ceiling, carpeting, air conditioning double glazing LED lighting and part exposed brickwork

First floor offices of approximately 1,151 sqft (106.98 sqm)

2 x Electric roller shutters

Alarm

Property Description

The property comprises of a ground floor light industrial/warehouse unit with a GIA of approximately 4,024 sqft (373.88 sqm) plus first floor offices of approximately 1,151 sqft (106.98 sqm). The property benefits from 3 phase power supply, 2 x electric roller shutters, parking for up to 6 cars and an alarm. (please note that there is no gas in this unit). The first floor offices benefit from suspended ceiling, carpeting, air conditioning, double glazing, LED lighting and part exposed brickwork.

The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.





Location

The property is situated directly off of Forest Road next to Power League Fairlop and multiple industrial units on this mixed use estate.

The property is accessed via directly off of Forest Road opposite Fairlop Waters. Fairlop's Central Line Underground Station is the nearest Station and Forest Road Services High Street Barking with its multiple shopping and leisure facilities as well as Hainault Industrial Estate in the alternate direction.

Terms

The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

Rent

£55,000 P.A.X. Plus VAT

Service Charge

£7,200 p.a. plus vat approx

Rates Payable

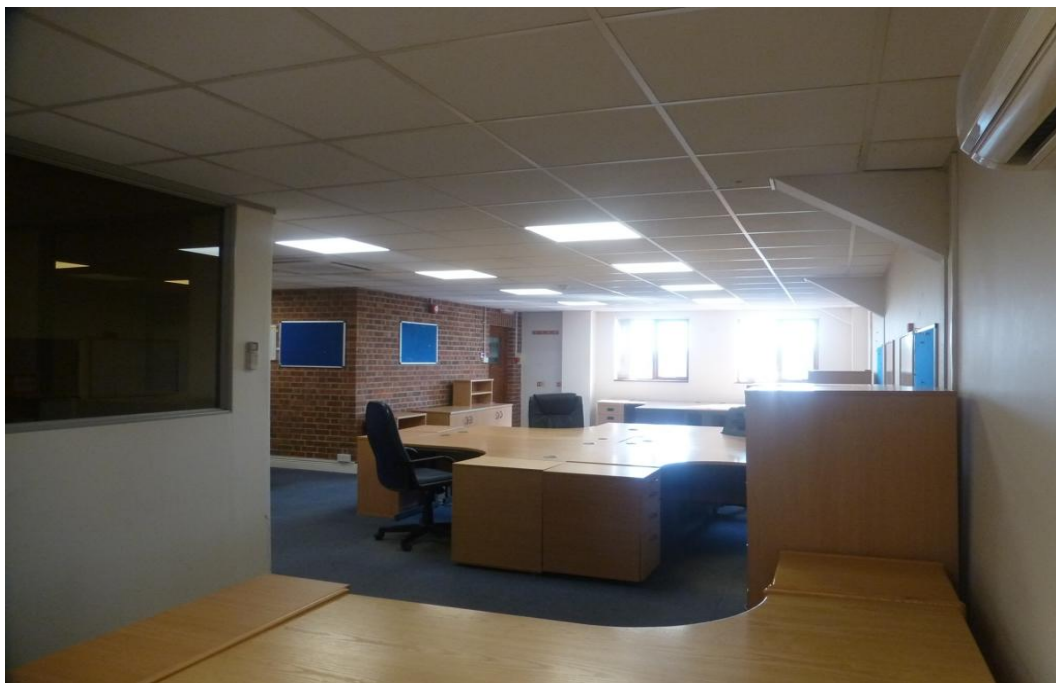
Under appeal

EPC Rating

E-103

Legal Costs

To be paid by the ingoing tenant

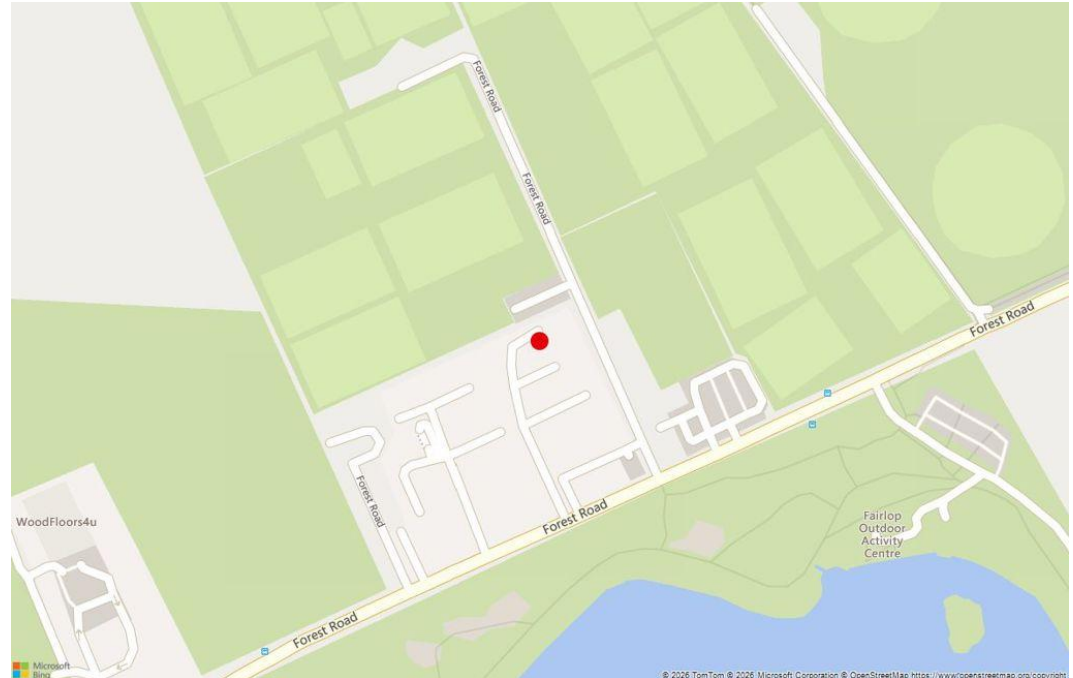


Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and AML checks upon the proposed tenants. This fee is non-refundable, whether or not they are accepted by the Landlord.

Viewing

Via Sole Agents Only



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.