

FOR SALE

---

# 1-5 Fowler Road & 33 Roebuck Road

Hainault Business Park, Ilford, Essex, IG6 3TZ



For identification purposes only

## Key Highlights

- Sought after industrial estate
- Long established tenants
- Prospect for rental growth

---

SAVILLS CHELMSFORD  
Parkview House, Victoria Road South  
Chelmsford CM1 1BT

01245 293228

[savills.co.uk](http://savills.co.uk)



## Location

The site / premises are located on Fowler / 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.

## Description

The subject premises comprise of two separate parcels of land totalling approx. 1.45 acres.

The two sites are to be sold subject to various tenancies.

## Accommodation

1-5 Fowler Road comprises a c. 1960's two-storey office building to the front with industrial premises to the rear and benefits from c. 18 marked parking spaces provided to the front of the building. The building totals approx .28,695 ft<sup>2</sup> (2,665.83 m<sup>2</sup>).

33 Roebuck Road similarly comprises a c. 1960's multi-let industrial and office premises with a brick built two-storey office building to the front with industrial premises and further storage to the rear. The building is approx. 15,772 ft<sup>2</sup> (2,217.76 m<sup>2</sup>) with a yard of approx. 8,100 ft

The two buildings are let in accordance with the details within the tenancy schedule (which is available upon request) with a current total annual rental income of £397,120 pax. from 7 different tenants.

## EPC

1-5 Fowler road – C  
33 Roebuck Road – D & E

## Terms

Freehold offers are sought in the region of £6,250,000 subject to the existing tenancies.

## Services

We understand all mains services are provided but Interested parties are advised to make their own enquiries of the relevant service providers.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

## Viewing and further information

Strictly by prior appointment with the Sole Selling Agent Savills

Savills Chelmsford

Mike Storrs  
[mstorrs@savills.com](mailto:mstorrs@savills.com)  
01245 293228



### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

16<sup>th</sup> October 2023

savills