

TO LET

**Industrial / Warehouse Unit
with optional mezzanine**

2,336 sq. ft. (217 m²)

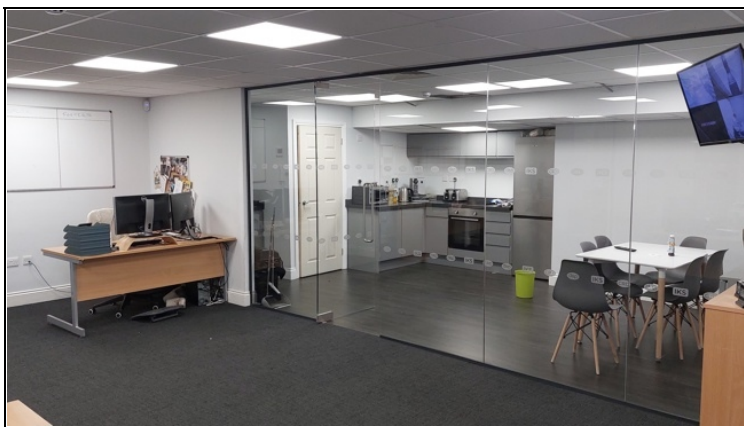
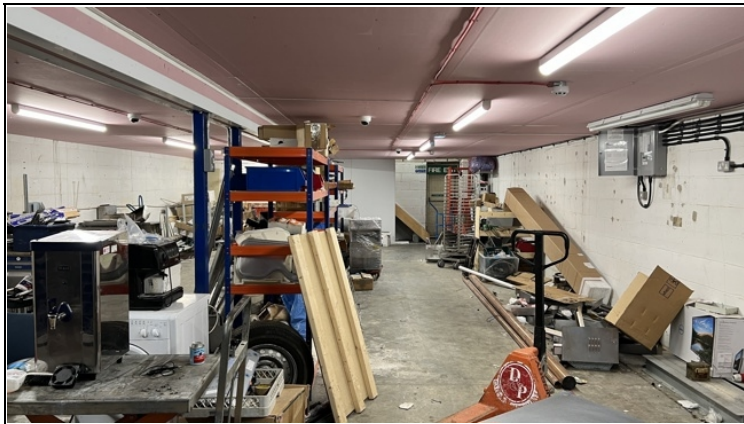
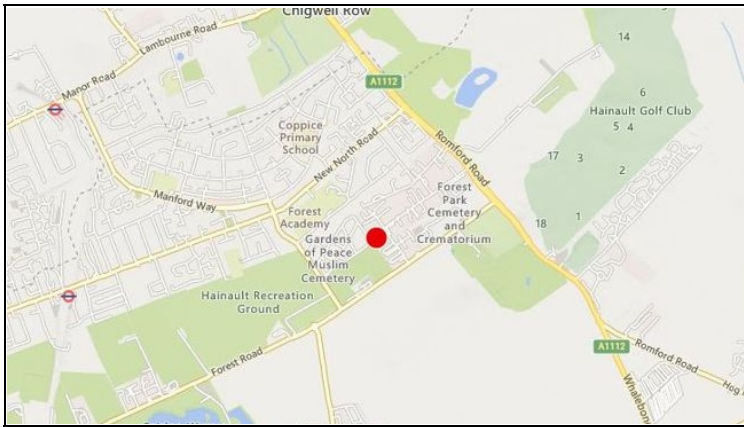
**UNIT 2, THE ACORN CENTRE,
Hainault Business Park, Ilford, Essex IG6 3TU**



- Full mezzanine offices with air conditioning
- Three phase power and gas supply
- Ground floor industrial/workshop accommodation
- Roller shutter access
- 2 parking spaces
- Mezzanine can be removed

KEMSLEY LLP
PROPERTY CONSULTANTS

01708 766733
www.kemsley.com



LOCATION

The property is situated on the established Hainault Business Park, forming part of The Acorn Centre. The estate is accessed via the A112 Romford Road which provides direct access to the A12 which in turn provides trunk road access to the M25 to the east and the A406 / M11 to the west.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit. Internally, the ground floor comprises a workshop/warehouse space situated underneath a full mezzanine. The mezzanine can be removed to provide full height, but currently comprises high quality office space, kitchenette and WCs, with the benefit of being fully air-conditioned. CCTV operates throughout the ground floor and mezzanine levels.

ACCOMMODATION

Ground Floor:	1,218 sq. ft. (113 m ²)
Mezzanine/Office:	1,118 sq. ft. (104 m ²)
Total:	2,336 sq. ft. (217 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£30,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £18,000. Interested parties are advised to make their own enquiries of the London Borough of Redbridge.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Band D.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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