



Unit E, 43-49 Fowler Road, Ilford, IG6 3FF

A new modern ground floor unit located within the Hainault Industrial Park with good vehicle access and loading facilities.

- Accommodation suitable for a variety of uses
- individual 3 phase power supply including capped services to water and gas
- Eaves height of 5.5m
- Open plan space arrangements on ground floor with showroom window and electric shutters to loading door
- New facility with 3 parking spaces
- Excellent road connections to M11, M25 & A406

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Summary

Available Size	3,206 sq ft
Rates Payable	£16,966 per annum
Rateable Value	£34,000
EPC Rating	B (32)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial Space	3,206	297.85

Description

The property was newly built and completed in 2020, a modern ground floor industrial unit is now available via a lease assignment. Equipped with a three-phase power system, this facility is perfectly suited for heavy machinery and high-demand electrical applications, providing reliable and consistent power. The property is secured with modern security systems, including an electric roller shutter and controlled access points onto the estate, ensuring a safe working environment. With a generous floor area, the unit provides ample space for various industrial activities, including manufacturing, warehousing, and distribution. Additionally, there is a capped supply for W.C facilities.

Location

The property is situated on the established Hainault Business Park in a prominent position along Fowler Road, close to its junction with Romford Road (A112). The A112 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.

Lease

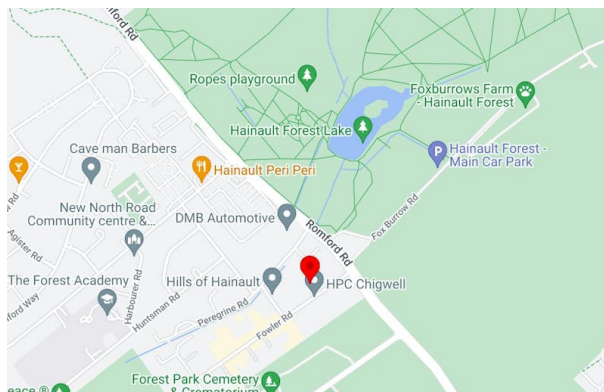
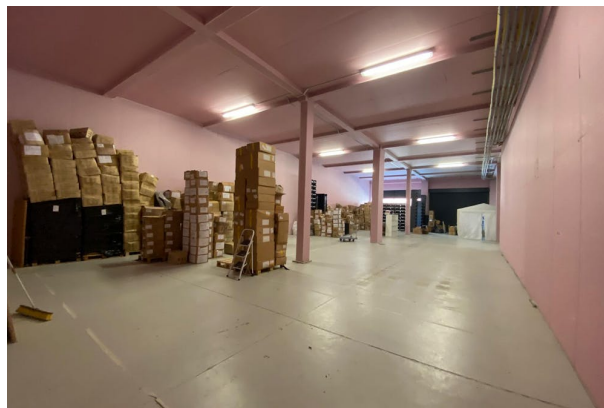
Available on a 5 year FRI lease effective from 8th September 2021, inside the Act, there is a service charge cap of £3,343 per annum until 7th September 2026.

Viewings

All viewings to be carried out by a member of staff from Dobbin and Sullivan.

Legal costs

The prospective tenant is to cover the landlords legal costs and is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.



Viewing & Further Information

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