



WHERE STANDARDS MATTER

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### **Whilems Works, Forest Road, Hainault, IG6**

Two Storey light industrial/ storage unit.

Approximately 3,542sqft (329sq m)

5 Whilems Works  
Forest Road  
Hainault  
IG6 3HJ

#### Amenities

Electric Shutter  
Wall mounted electric heaters  
Gas supply  
Double glazed windows  
5 parking spaces

The property is located just off Forest Road which is the principal thoroughfare which connecting Barkingside with the numerous industrial estates situated approx a mile away from the subject site on the Fowler Road Industrial Estate.

The site in question houses a number of older style light industrial and storage units which in the most part were built in the 1970-s.

Other occupiers along Forest Road include Fairlop Waters and the popular Forest Farm shop. Fairlop (Central Line) underground station is within a few minutes drive.

ACCOMODATION. Comprising a c. 1970-s brick built 2-storey light industrial/ storage unit which has roller shutter access off a shared yard leading into a ground floor in three main areas which are suitable for able for production or storage use. Also on the ground floor there is a kitchen and M / F WC-s.

The first floor is internally accessed and provides 7 rooms of varying sizes suitable for storage and offices.

The floors areas are as follows:

Ground floor - 1,680sq ft

1st floor - 1,862sq ft

Total 3,542sq ft.(329 sq m)

Externally there is an area where up to 5 cars can be parked.

LEASE. A new FRI Lease is to be granted for a term to be agreed, subject to to periodic upward only rent reviews, drawn outside the provision of the landlord and Tenant Act.

RENT. £35,000pa paid quarterly in advance. Rent is subject to VAT at the prevailing rate.

BUSINESS RATES. According to the VOA office website the Rateable Value is £35,000. Interested parties are advised to make their own enquires to verify and satisfy themselves as to the payable amount.

SERVICE CHARGE. We are advised the unit is subject to a service charge which for the current accounting year is in the region of £2psf. Further information is available upon request.

LEGAL COSTS. The ingoing tenant is to be responsible for both parties legal costs incurred in this transaction.

POSSESSION. Immediate upon completion.

Awaiting EPC

**MONEY LAUNDERING REGULATIONS.** The Money Laundering Regulations (AML), require us to conduct checks on all prospective tenants and purchasers. Such parties will need to provide proof of their identity and residence. Where a company is concerned those holding more than 25% ownership must provide the same.

**ADMIN FEE.** An administration fee of £350 plus VAT is to be paid by the tenant to Spencer Munson to cover administrative costs. The fee is non returnable unless the landlord withdraws from negotiations in which case 50% will be returned. The administration fee becomes payable once terms have been agreed and in advance of solicitors being instructed.

Viewing Strictly by prior arrangement through the landlords sole agent Spencer Munson Property Services tel: 02085022222 or call 07479-886617 for further information or to arrange a viewing.

Spencer Munson Property Services and their clients give notice that (a) 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. (b). Any

Dimensions and floor areas are approximate. Any text, photographs and plans provided are for guidance only and are not necessarily comprehensive. (c) It should not be assumed the property has all necessary planning, building regulation or other consents.

(d) Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Rent: £8.750 - Quarterly**



## Whilems Works, Hainault, IG6

**Ground floor main area.**



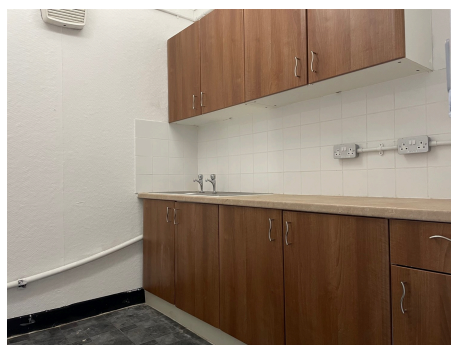
**Ground floor entrance for deliveries**



**Ground floor further space**



**Kitchen**



**1st floor main area**



**1st floor office.**



**View of building and access.**

