



Unit 5 Whilems Works Forest Road, Hainault, Hainault, Essex, IG6 3HJ

3,542 Sq Ft (329.05 Sq M)

£35,000 - £40,000 P.A.X. Plus VAT

To Let

Two storey light industrial unit

Key Features

5 parking spaces

Electric roller shutter

Gas supply

Kitchen and 2 W.C's

Property Description

The property comprises a 2 storey, light industrial/office premises. The ground floor is approx 1,680 sqft and the first floor 1,862 sqft. The property benefits from an electric roller shutter, double glazing, gas power supply, 2 W.C's, kitchen, and 5 parking spaces. The property will be offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.

Location

The property is located in the midst of an industrial area fronting Forest Road.

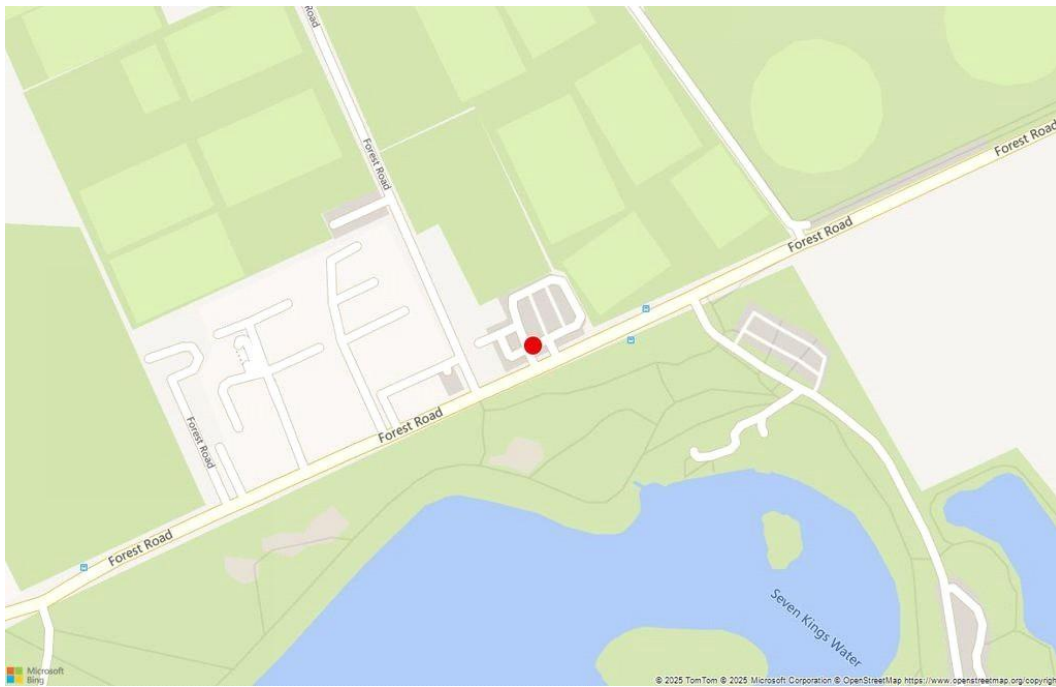
Fairlop central line underground station is within reasonable walking distance of the property and Forest Road leads within a short drive through to Barkingside Town Centre with its substantial shopping and leisure facilities. This includes Fulwell Cross Swimming Pool and Leisure Centre and also Barkingside Central Line Station.

Opposite the location of the development is situated Fairlop Waters with its sailing centre, golf course and Owls Play Centre.

Terms

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





Rent

£35,000 P.A.X. Plus VAT

Service Charge

£6,380 plus vat

Rates Payable

£17,465 p.a.

EPC Rating

G-237

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 after references have been taken up, whether or not they are accepted by the Landlord.

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.



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