

Ref: F17

FOR SALE/TO LET

Industrial/Warehouse Unit with mezzanine offices.



**Unit 3. 15-17 Roebuck Road,
Hainault, Essex, IG6 3TU.**

LOCATION:

This unit is situated within this small industrial development which fronts Roebuck Road in the midst of the Hainault business park. The Business Park is located within reasonable driving distance of the main A12 Eastern Avenue at the Moby Dick junction being close to Romford and Dagenham. Forest Road leads past Fairlop Waters and Fairlop Central Line Underground Station into Barkingside High Street with its mixed user retail facilities.

**DESCRIPTION:**

The unit comprises of a light industrial/warehouse unit with a total GIA of 3,218 sqft (298.96 sqm). The ground floor is 1,645 sqft (152.82 sqm) with a minimum eaves height of approximately 2.32m plus first floor mezzanine offices of 1,573 sqft (146.10 sqm). The property benefits from a single phase electric, 3 parking spaces, 2 W.C.'s, manual roller shutter, aircon to the first floor offices, kitchen, suspended ceiling and carpeting on the first floor. The property is offered For Sale or To Let the terms to be agreed.

N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **LIGHT INDUSTRIAL/WAREHOUSE UNIT TOTAL GIA 3,218 SQFT (298.96 SQM)**
- **GROUND FLOOR OF 1,645 SQFT (152.82SQM)**
- **MINIMUM EAVES HEIGHT OF APPROXIMATELY 2.32M**
- **FIRST FLOOR MEZZANINE OFFICES OF 1,573 SQFT (146.10SQM)**
- **SINGLE PHASE ELECTRIC**

- **FIRST FLOOR OFFICES, KITCHEN, SUSPENDED CEILING AND CARPETING**
- **AIR CON TO FIRST FLOOR**
- **2 W.C.'s**
- **MANUAL ROLLER SHUTTER**
- **3 PARKING SPACES**

PRICE: Offers in excess of £425,000 Freehold

RENTAL: £35,000 p.a.x.

RATES

PAYABLE: £7,375.00 p.a.

EPC RATING: TBC

ANTI MONEY LAUNDERING

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS: To be paid by the ingoing tenant

V.A.T.

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Strictly by appointment

LAND COMMERCIAL LTD
020 8498 8080

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.