

Industrial Warehouse / Trade Counter Unit with ample parking

Warehouse 5421 ft² (503 m²)
Front Parking area 6899 ft² (641m²)
Rear Parking area 7416 ft² (689 m²)

TO LET

- Large Open Warehouse
- Large Front & Rear Parking/Yard Areas
- Highest Eaves Height 6m (19.68 ft)
- Lowest Eaves Height 4.7m (15.42 ft)
- Mezzanine Office 17.6m² (190 ft²)
- Intruder Alarm
- Suit Storage/Motor/Trade Counter
- Viewing Highly Recommended

**Unit 2, Fordyce Works, Uphall Road,
Ilford, Essex IG1 2JJ**



Location

Situated along the quiet and industrial stretch of **Uphall Road**, this unit is part of the **Fordyce Works**, a reputable development offering a blend of practicality and accessibility, located midway between **Ilford** and **Barking**. Just a short distance from **Barking Station**, which is served by **London Underground (District Line)**, the location is ideal for businesses that require easy access to central London and the wider southeast via the **A406 & A13** the area itself is a mix of residential, commercial, and light industrial spaces, providing a dynamic and growing hub for various industries.

Accommodation

Warehouse (total area)	503m²	(5421 ft²)
Highest Eaves Height	6m	(19.68 ft)
Lowest Eaves Height	4.7m	(15.42 ft)
Mezzanine Office	17.6m ²	(190 ft ²)
Reception	16.9 m ²	(181 ft ²)
Office	9 m ²	(96 f ²)
Kitchen	11.9 m ²	128 ft ²)
Front Parking/Yard area	641m²	(6899 ft²)
Rear Parking/Yard area	689 m²	(7416 ft²)

Terms

By way of a new Fri lease, length and terms to be agreed

Rent

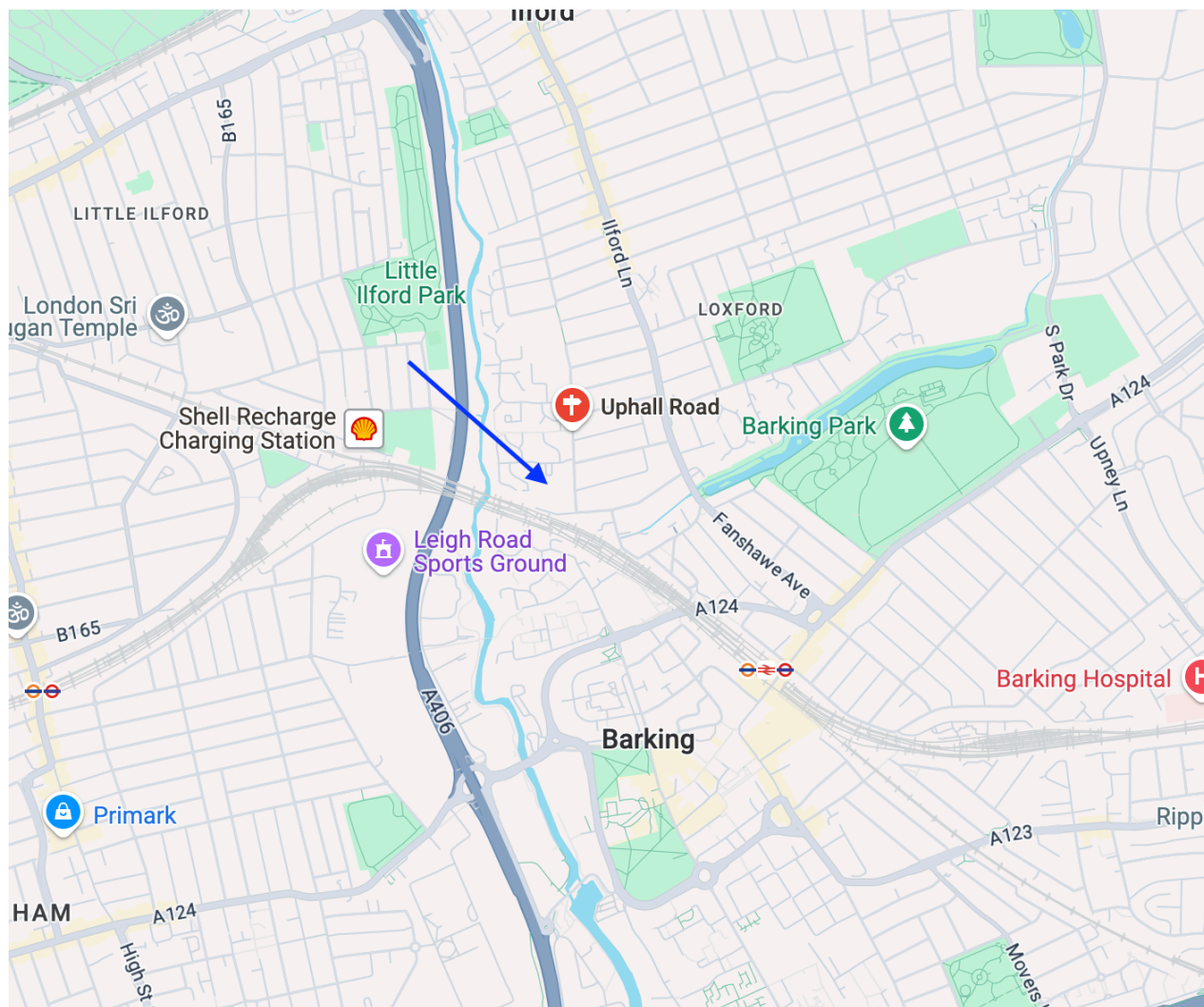
Offers sought in the region of £130,000 pax + VAT

- Electric Shutter to the front of the warehouse (4.3m height)
- Manual Shutter to side of the warehouse
- 3 Phase Power
- Intruder Alarm
- No Heating
- WC's
- Ample Front and Rear Parking areas









Legal Costs

The incoming tenant is to pay a contribution of £1500 + VAT towards the LL legal costs.

Business Rates

We have been advised by the Local Rating Authority that the premises are currently assessed as follows:

Rateable value	£44,500
Multiplier	0.499
Rates Payable	£22,205.50 pa

(n.b, contact Redbridge Council for verification)

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Holding Deposit

Purchasers wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing Highly Recommended

Strictly by appointment via sole agents

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900