

Rental Incentive
Light Industrial
Warehouse &
Offices

TO LET

Ground floor - 120.2 m² (1293.8 ft²)
First Floor - 111.8 m² (1203.4 ft²)
3 Car Spaces
WC's
Manual roller shutter
New Lease Available
£2,500 pcm

Unit 3, 15-17 Roebuck Road,
Hainault Business Park,
Hainault, Ilford, Essex IG6 3HR



Location

Hainault Business Park is strategically situated with direct access to Romford Road (A1112), which connects seamlessly to the A12, providing quick routes to the M25 and North Circular (A406). This prominent location benefits from high visibility and foot traffic, making it an ideal spot for businesses seeking accessibility. The business park is surrounded by a variety of amenities, enhancing the area's attractiveness for both employees and clients. Its proximity to major transport links also facilitates efficient logistics and commuting, contributing to a vibrant business environment.

Accommodation

Ground floor warehouse and 1st floor offices, approximate sizes as follows: -

• Entrance:	10.18 m ²	(109.52 ft ²)
• Warehouse:	109.98 m ²	(1183.81 ft ²)
• 1 st Floor Office:	73.19 m ²	(787.70 ft ²)
• 1 st Floor Office	38.58 m ²	(415.27 ft ²)
Total Area:	232 m²	(2,497.3 ft²)

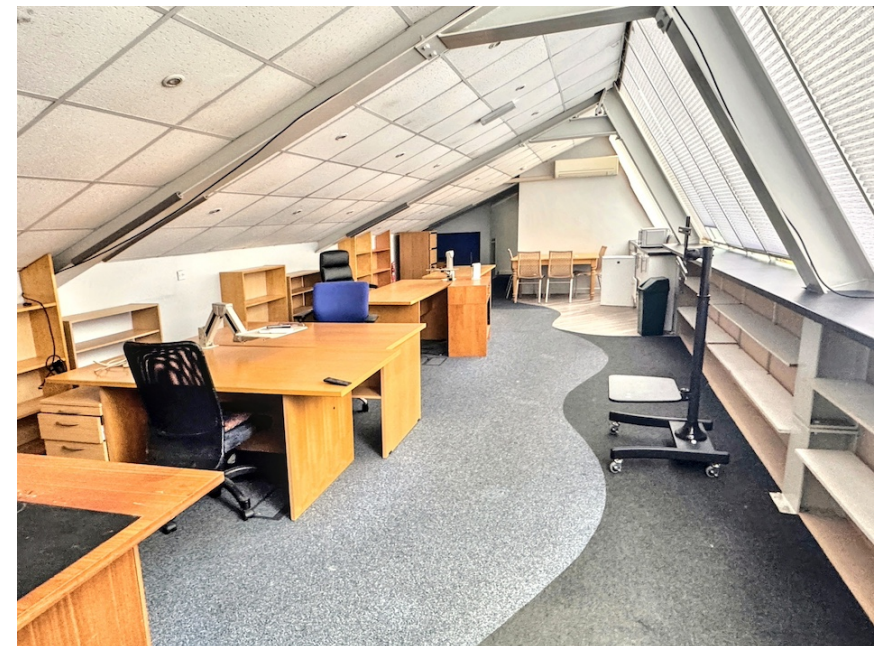
3 Phase electric
Manual Roller Shutter
Air Conditioning to 1st floor offices
Kitchen
WC's
3 Parking Spaces

Terms

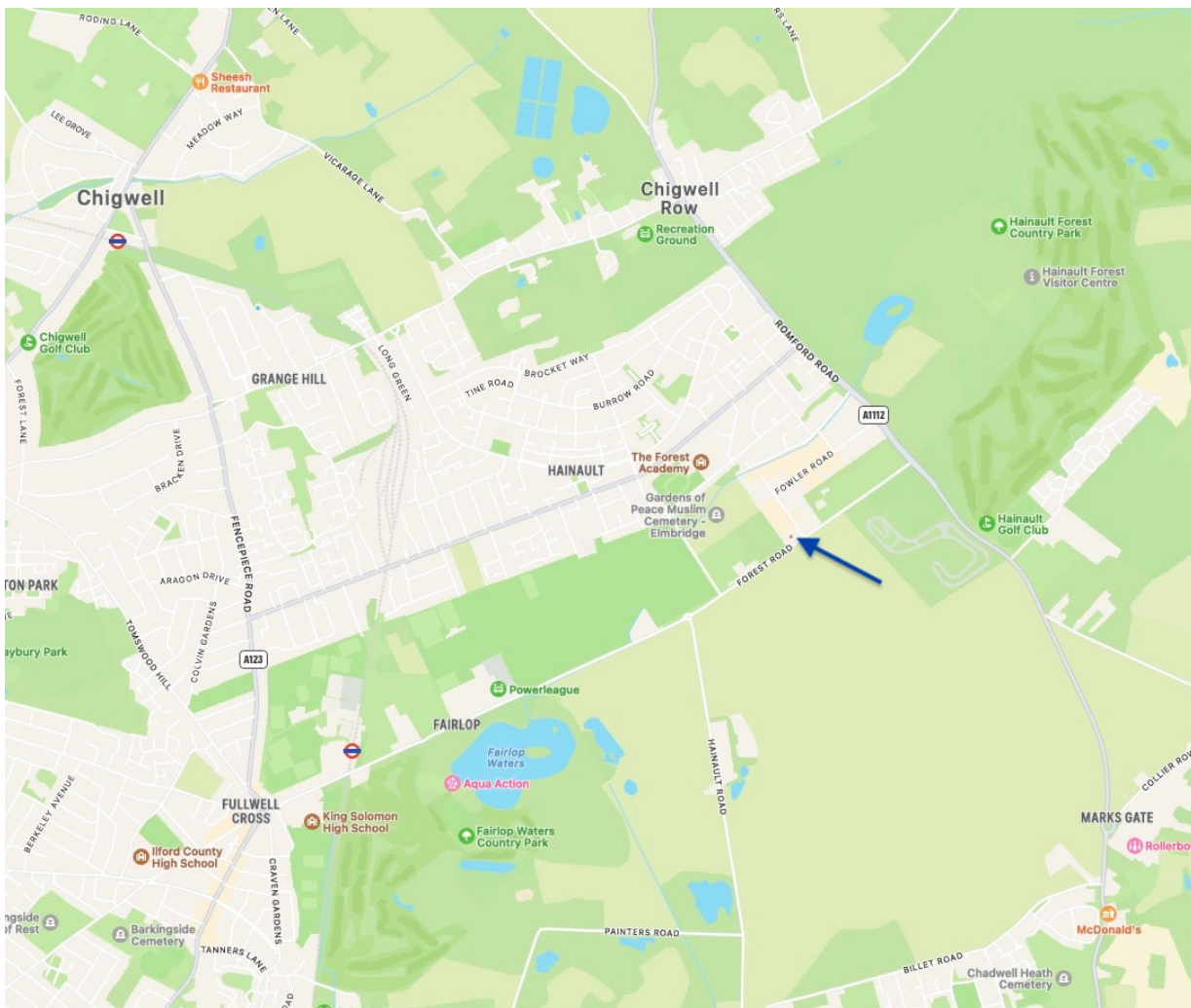
A new lease will be granted for a term to be agreed

Rent

£2,500 pcm (£3,000 pax) (no service charges)







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

Legal Costs

The ingoing tenant is to contribute towards the Landlords legal costs at £1500 + VAT.

Business Rates

Rateable Value	£14,750
Rates Payable	£7,360.25

Interested parties should make their own enquires via Redbridge Council Local or Valuation Office www.vo.gov.uk

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

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. 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
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