

1st Floor OFFICES TO LET

33 Roebuck Road, Hainault IG6



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

The premises are situated within Hainault Business Park located in the London Borough of Redbridge, close to Hainault Forest Country Park with over 150 trading businesses. The building is in close proximity to the A12 that allows easy access to M11, M25 & the A406 North Circular Road and central London.

London Underground Central Line Stations

Hainault	1.1m
Grange Hill	1.2m
Fairlop	1.4m

Description:

Self-contained Ground & first floor offices arranged as partitioned space, totalling 2000 sq. ft, approximate areas below: -

Ground floor	22.94 m2	246.92 sq. ft
First Floor (Total internal Area)	163.54 m2	1760.33 sq. ft
Total Floor Area	186.48 m2	2007.25 sq. ft

Amenities

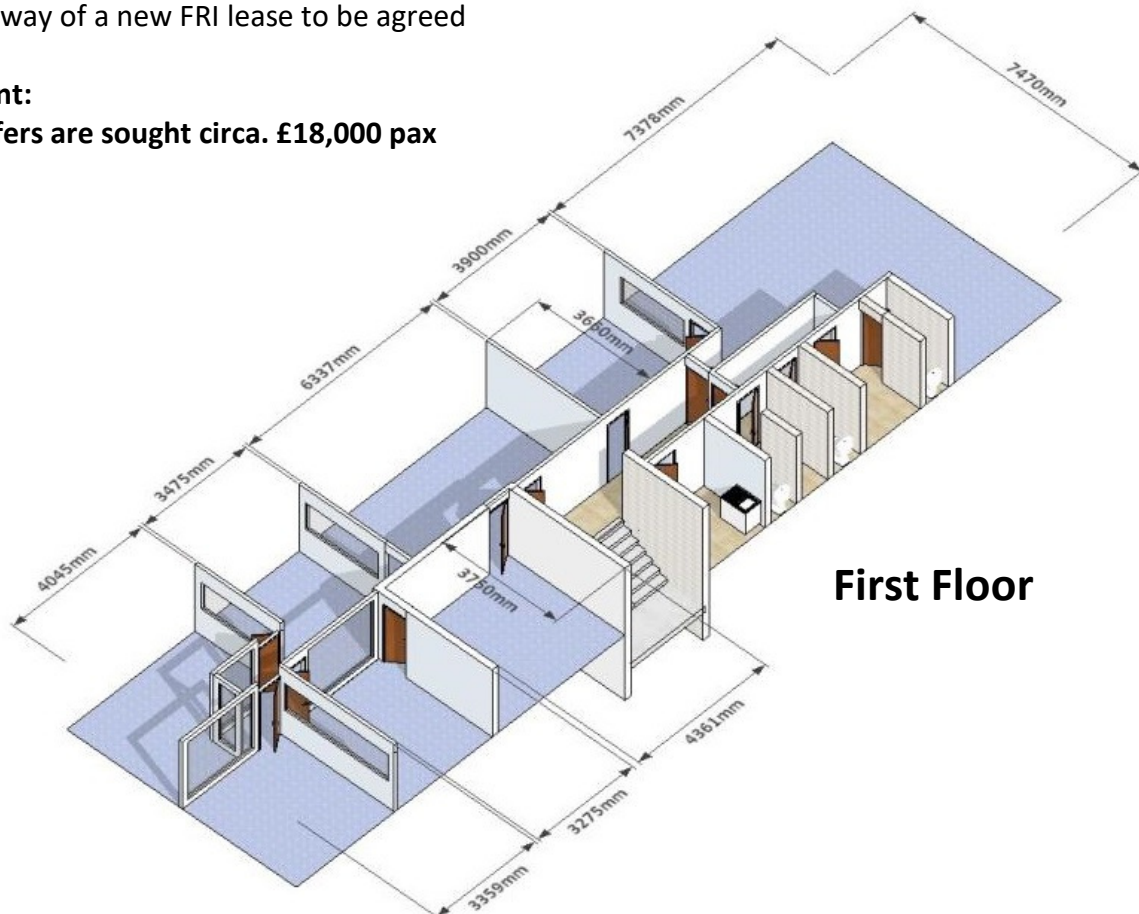
- 4 Car Spaces
- Male & female WC's
- Kitchen Area
- Air Conditioning Units throughout
- Fire Alarm
- Entrance Security Shutters

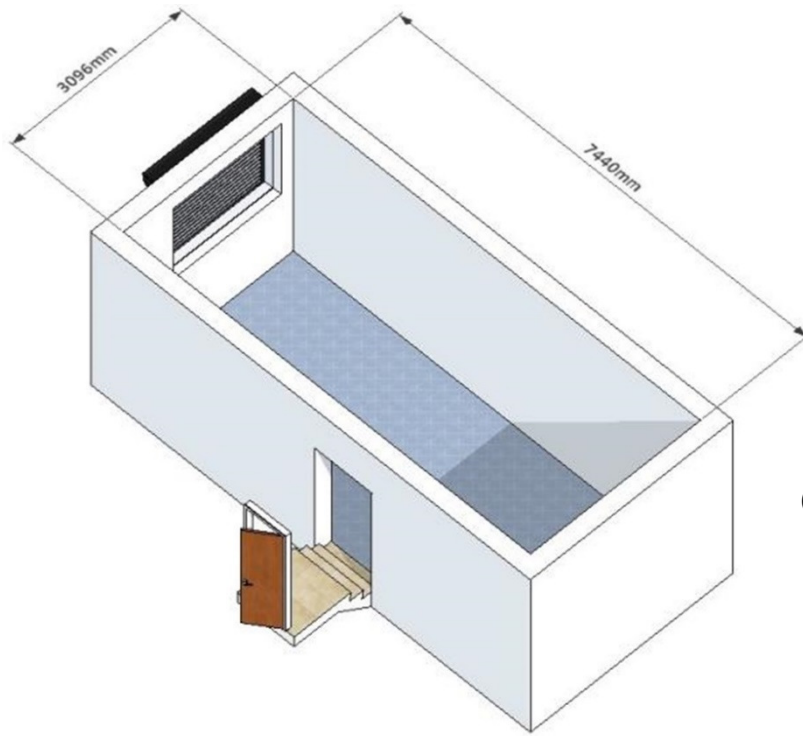
Tenure:

By way of a new FRI lease to be agreed

Rent:

Offers are sought circa. £18,000 pax





Ground Floor



Business Rates:

Rateable Value: £21,050

Rates Payable: £10,104 pa

N.b All parties are advised to confirm these amounts by contacting London Borough of Redbridge.

Legal Costs:

Ingoing tenant to pay towards our client's reasonable legal costs.

Viewing

Strictly by Appointment only via sole agents

Jason Grant

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