

Former Car Dealership Service & Workshop Building

TO LET

Ground Floor 1706.47 m² (18,368.28 ft²)

First Floor – 543.25 m² (5,847.49 ft²)

Total Floor Area – 2249.72 m² (24,215.77 ft²)

58 Car Spaces on-site

New Lease Available

1-5 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

Historically, the site functioned as a main car dealership service and workshop garage. The current use classification is E (Commercial, Business and Service) – suitable for a wide range of uses, including retail, offices, and other commercial activities. This classification offers flexibility for various business operations.

Measurements NIA (taken from VOA website, www.voa.gov.uk)

• Office:	217.92 m²	(2,345.67 ft²)
• Workshop:	1,404 m²	(15,112.52 ft²)
• External Storage:	71.56 m²	(770.26 ft²)
• First Floor Office:	32.82 m²	(353.27 ft²)
• First Floor Storage:	404.76 m²	(4,356.80 ft²)
• First Floor Ancillary Offices:	105.67 m²	(1,137.42 ft²)
Total Ground Floor Area:	1706.47 m²	(18,368.28 ft²)
Total First Floor Area:	543.25 m²	(5,847.49 ft²)
Total Area:	2,249.72 m²	(24,215.77 ft²)
Site Area:	3,685 m²	(39,705.83 ft²)

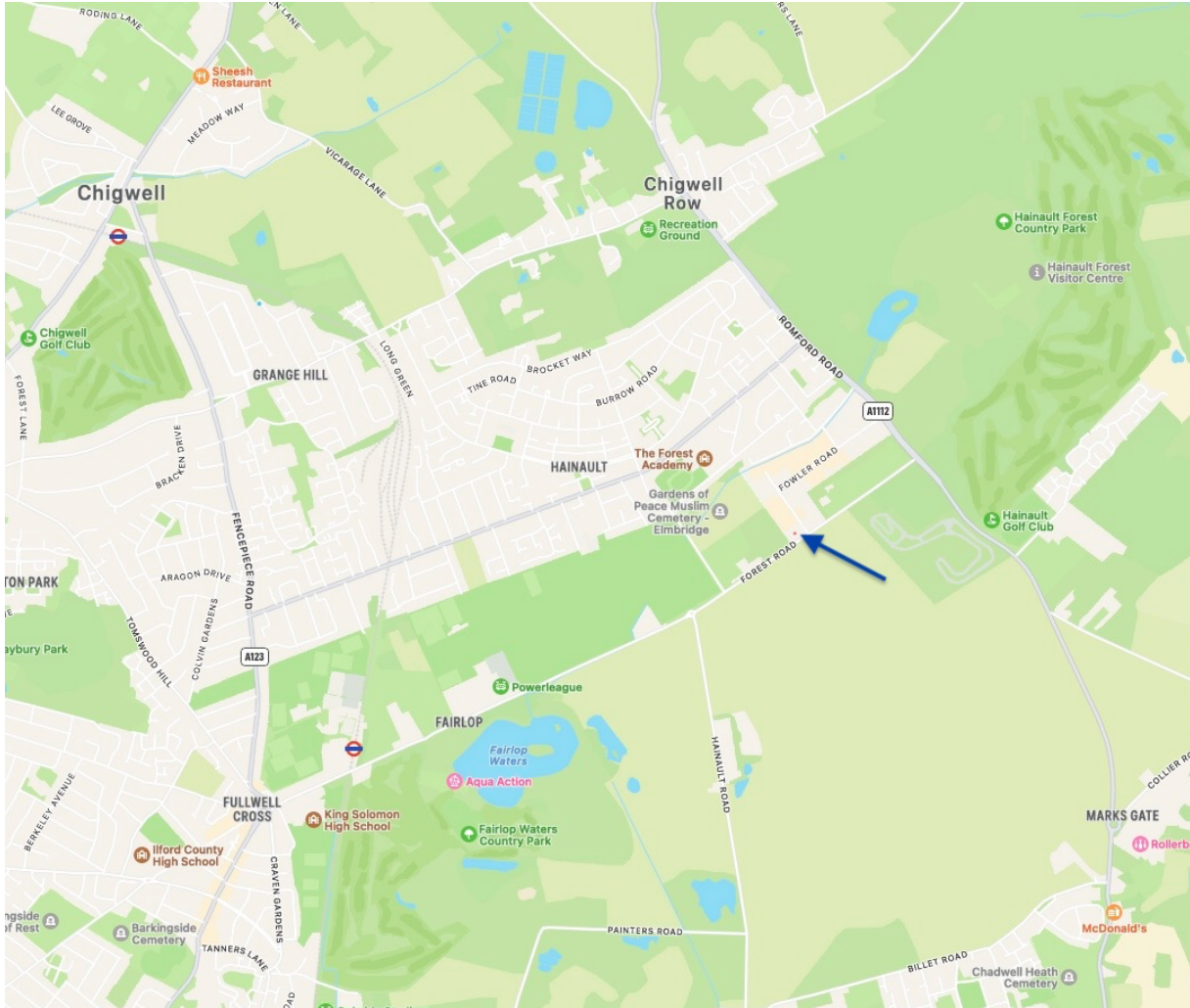
Parking: 58 car spaces available on-site.

Floor Plans: Available upon request









Terms: Available by way of a new FRI lease for a term to be agreed.

Rent: Quoting £12psf

Legal Costs

The ongoing tenant is to contribute towards the Landlords legal costs.

Business Rates

Rateable Value £131,000

Rates Payable	£71,526
---------------	---------

Interested parties should make their own enquires via Redbridge Council Local or Valuation Office www.voa.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 £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