

TO LET

INDUSTRIAL / WAREHOUSE UNITS

**Units 3, 6 & 7, 62–70 Fowler Road,
Hainault IG6 3UT**

Each unit approx. 5,000 sq. ft (465 sq. m)

Undergoing refurbishment – new overclad roofs

- Units available individually
- 3-phase power
- Eaves approx. 4 – 4.4 m (rising to 7.4 m at apex on select units)
- Open-plan layout
- Loading doors with parking/loading areas
- Enclosed and secure site
- Excellent access to A12, A406, M11 & M25
- Hainault Underground approx. 1.6 miles
- **No motor trade uses**



Units 6 & 7

Location

The premises are situated within the established **Fowler Road Industrial Estate**, one of Hainault's most popular commercial locations. The estate is approximately **2.5 miles north of the A12** and **4.4 miles east of the A406 (North Circular Road)**, providing excellent connections to the **M11 and M25**. **Hainault Underground Station** (Central Line) is located about **1.6 miles away**, offering direct services to Central London in around 30 minutes. The area is well-served by local bus routes and nearby amenities, making it a convenient and accessible industrial location for businesses serving East London and the wider Essex area.

Description

The property comprises a range of **refurbished industrial/warehouse units** available individually. The units are of **steel portal frame construction** with **solid concrete floors, open-plan layouts**, and **eaves heights of approximately 3.7–4.1m** (up to 7.4m at the apex in Units 6 and 7). Each unit benefits from a **new overclad roof, 3-phase power, loading doors**, and **allocated parking/loading areas**.

The site is **fully enclosed** and provides good access and circulation throughout.

Accommodation

Measured on a gross internal basis, the premises provide the following approximate floor areas:

Unit 3	5,000 sq. ft	(467.9 sq.m)
External yard:	1,300 sq. ft	(119.5 sq.m)

Unit 6	5,000 sq. ft	(465.0 sq.m)
External yard:	1,500 sq. ft	(136.8 sq.m)

Unit 7	5000 sq. ft	(465.0 sq.m)
External yard:	1,500 sq. ft	(136.8 sq.m)

Features: 3-phase power, enclosed site, outside parking/loading, approx. 4–4.4 m eaves, open plan, individual loading doors and WC.

Condition: undergoing refurbishment with a new overclad roof.

Rents:

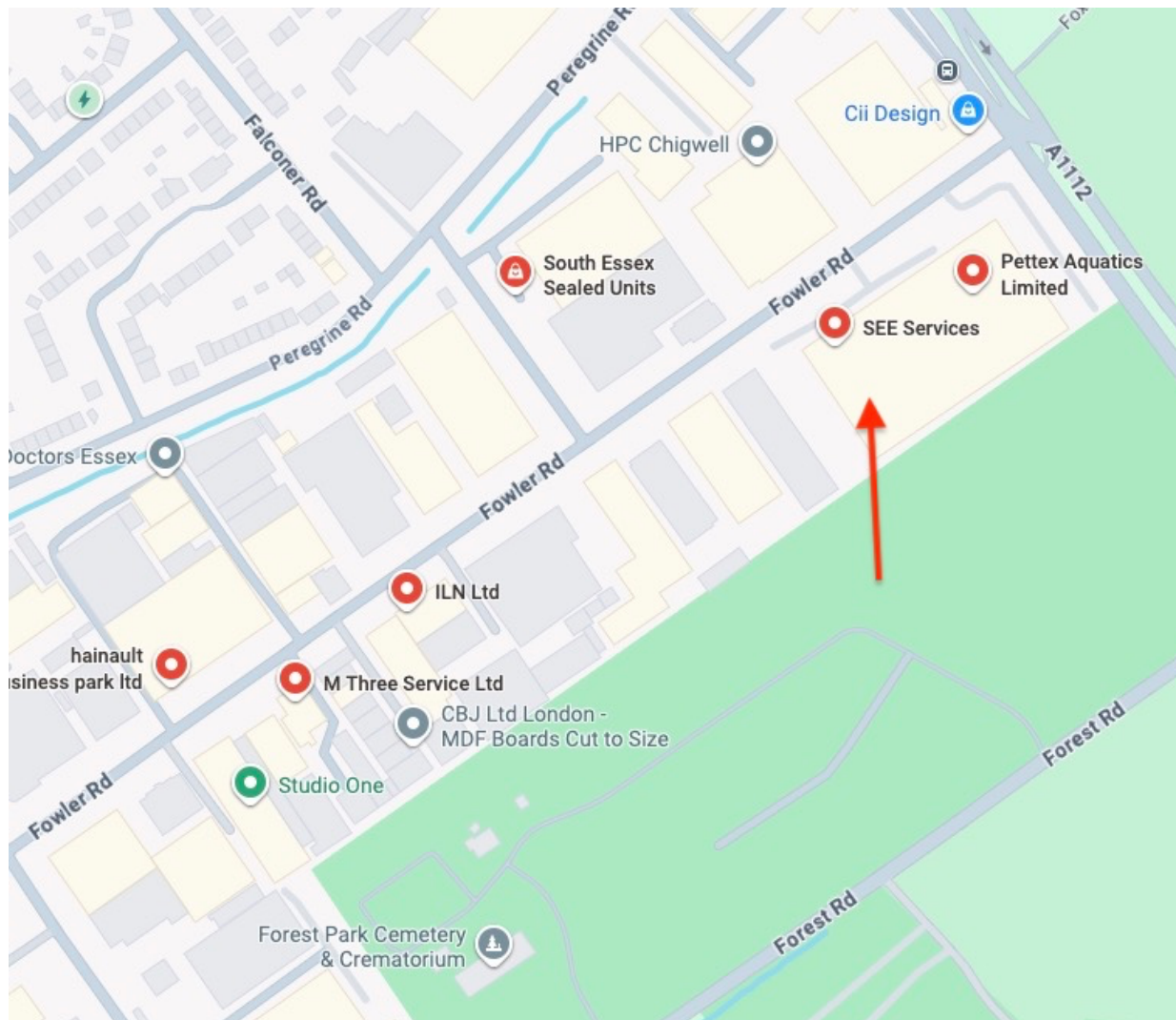
Unit 3 – £55,000 pa (£11 psf)

Unit 6 – £67,500 pa (£13.50 psf)

Unit 7 – £67,500 pa (£13.50 psf)

N.b VAT is payable



**Tenure**

Available by way of a new lease, terms to be agreed

Business Rates/ BID Levy

Upon application

Energy Performance Certificate

Upon Application.

Service Charge / Insurance

The property forms part of a managed estate. A service charge and building insurance contribution will be payable (details available on request).

Legal Costs

Each Party to be responsible for their own costs.

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

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

Strictly by Appointment only via agents

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