

# Warehouse Storage TO LET

- Ground floor Only
- 1-Year Rolling Agreement
- Rent - £14 psf inc
- Size 180 m2 / 1940 sq. ft
- 3'6 Roller Shutter
- 24 Hour Access
- Loading & Unloading
- 2 x WC's

Unit 2, 97-101 Peregrine Road,  
Hainault, Essex IG6 3XH



**Location**

Unit 2, 97–101 Peregrine Road is situated in Hainault (London Borough of Redbridge), in an established commercial area close to Hainault Business Park and surrounding industrial/trade occupiers. The property benefits from strong connectivity to the wider East London and Essex market.

Road communications are convenient, with the A12 (Eastern Avenue) and A406 (North Circular) readily accessible, providing onward links to the M11/M25 and central London. Public transport is served by Hainault Underground Station (Central Line) and nearby bus routes, supporting staff and customer access. Local amenities are available within Hainault and the wider Ilford/Chigwell catchment.

**Property Description**

Unit 2 comprises a practical, mid-terrace industrial / warehouse unit of steel portal frame construction with profile metal cladding, accessed via a full-height roller shutter loading door and separate pedestrian access. Externally, the unit benefits from a concrete forecourt suitable for loading/unloading and parking, with estate access directly from Peregrine Road.

Internally, the accommodation is arranged mainly as open-plan warehouse/production space with good natural light, a painted concrete floor and a mix of high-level and suspended ceiling lighting. The unit is currently fitted with lightweight storage/racking framework (which can be removed, subject to agreement). Ancillary facilities include a kitchenette and WC provision, together with a dedicated fire exit. Overall, the premises offer adaptable space suitable for a range of trade, storage and light industrial occupiers (subject to any necessary consents).

**Terms**

- Ground Floor Only
- 1-Year Rolling Agreement
- Rent: **£27,160 per annum** (equating to **£14.00 per sq ft**, inclusive)
- Approx. 180 sq m (1,940 sq ft)
- 3'6" Roller Shutter
- 24-Hour Access
- Loading / Unloading
- 2 x WCs

**Fees & Holding Deposit (Disclaimer)**

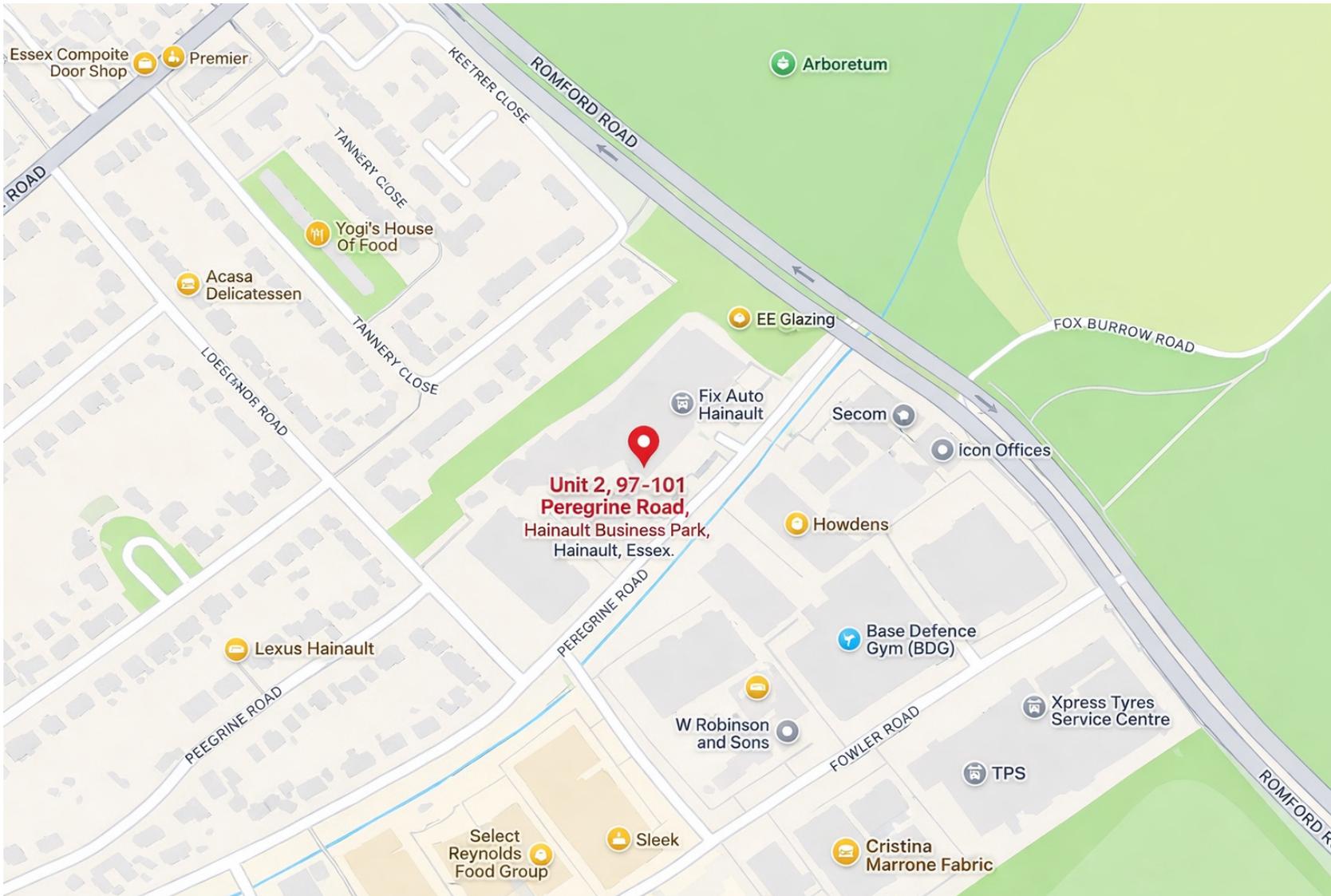
Countrywide Commercial (UK) Ltd charges an administration fee of **£350 + VAT** to cover referencing and AML/ID checks and associated transaction administration. A holding deposit of **£2,000 + VAT** is payable to reserve the property and demonstrate commitment, subject to contract and satisfactory checks. The holding deposit will be credited against sums due on completion (e.g. rent and/or deposit), subject to the agreed terms

If the tenant withdraws, fails referencing/AML checks, or does not proceed within the agreed timescales, the holding deposit may be retained to cover the Landlord/Agent's reasonable costs. Full written confirmation of the above charges will be provided prior to payment being taken. All terms are subject to contract.

**Viewing strictly by appointment via sole agent**

**Jason Grant 020 8506 9900 / 07956 380 992 / jason@countrywidecomm.co.uk**





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