

# TO LET

# Dobbin & Sullivan

Chartered Surveyors, Est 1991

## A NEW BUILD 3 STOREY OFFICE AND INDUSTRIAL WAREHOUSE FACILITY

**43-49 FOWLER ROAD**

**HAINAULT**

**ILFORD**

**ESSEX**

**IG6 3UT**

**GROSS INTERNAL AREA, 1<sup>ST</sup> FLOOR:  
FLEXIBLE SPACE ARRANGEMENTS FROM:**

**26,541, SQ FT / 2,466 M<sup>2</sup>  
5,612 SQ FT**

Chartered Surveyors  
& Commercial Property  
Consultants

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- Brand new facility with parking, goods lifts and open plan warehouse space
- Individual 3 phase power supply for each unit
- Ground floor fully let – 1<sup>st</sup> floor available



## LOCATION:

The property is situated on the established Hainault Business Park which is situated in the London Borough of Redbridge and is the second largest employer within the borough. At the present time there are over 150 companies trading here, ranging from large international companies through to smaller businesses. The Business Park is situated on the prominent position along Fowler Road, close to its junction with Romford Road (A112). The A112 provides direct access to the A12 which in turn provides trunk road access to the M25 to the east and the A406/M11 to the west

## DESCRIPTION:

The property was newly built and completed in 2020. A 3 storey modern warehouse facility is now available and the space will provide a number of different sized units for both office and industrial uses, all with access to services for distribution during a tenants fitout. There is also lift access to all floors. Parking and loading facilities will also be provided.

Total space available for one occupier – 26,541 sq ft / 2,466 m<sup>2</sup>  
Smaller space available under proposed accommodation below  
Plans available on request

## LEASE:

A new full repairing and insuring lease is available for a term to be agreed.

## RENT:

£9 psf exclusive

## RATES:

To be assessed following the completion of construction

## EPC:

Each unit is separately assessed – more info on request

## LEGAL COSTS:

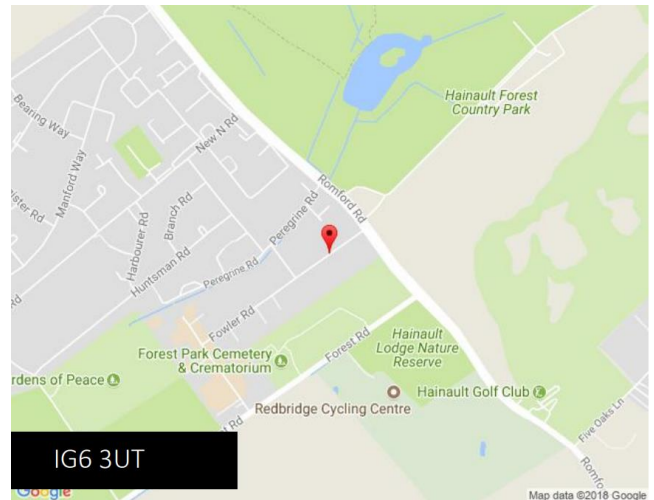
Each party is to cover their legal costs and is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

## VIEWING:

Strictly by appointment through the sole agent:



**DOBBIN & SULLIVAN**  
**AJAY TOHANI/ NICK ROBINSON**  
**TEL: 020 8221 9610**  
**e-mail: [mail@dobbinandsullivan.com](mailto:mail@dobbinandsullivan.com)**



## PROPOSED ACCOMMODATION:

First Floor		Size sq ft	Size m <sup>2</sup>
<b>Unit</b>	<b>Type</b>		
G	Office	7253	674
H	Industrial	5612	521
I	Industrial	6423	597
J	Office	7253	674

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