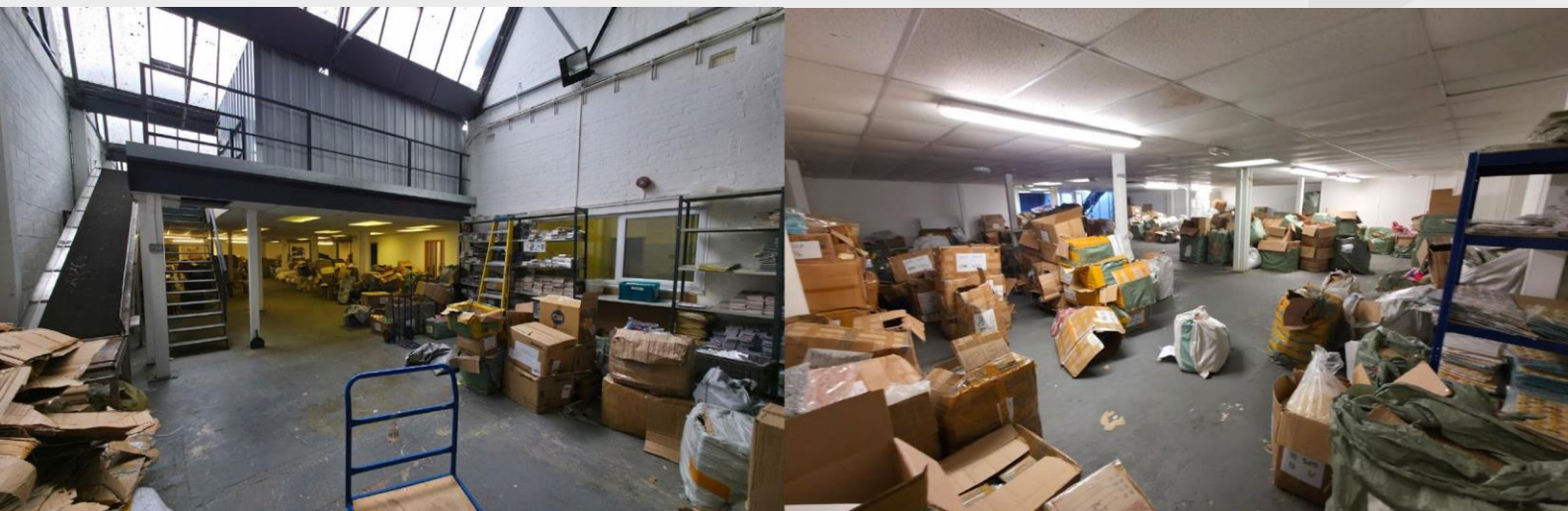




FOR SALE

Unit 4, Bracken Industrial Estate Ilford,
Essex IG6 3HX
4,500 sq ft

Industrial / Warehouse



Unit 4, Bracken Industrial Estate, Ilford, IG6 3HX

Description

Unit 4 comprises a mid-terrace light-industrial warehouse of brick construction beneath a north-lit roof. The accommodation offers approximately 4,500 sq ft of open-plan ground-floor warehouse space, along with a mezzanine level of around 3,500 sq ft, providing useful ancillary storage.

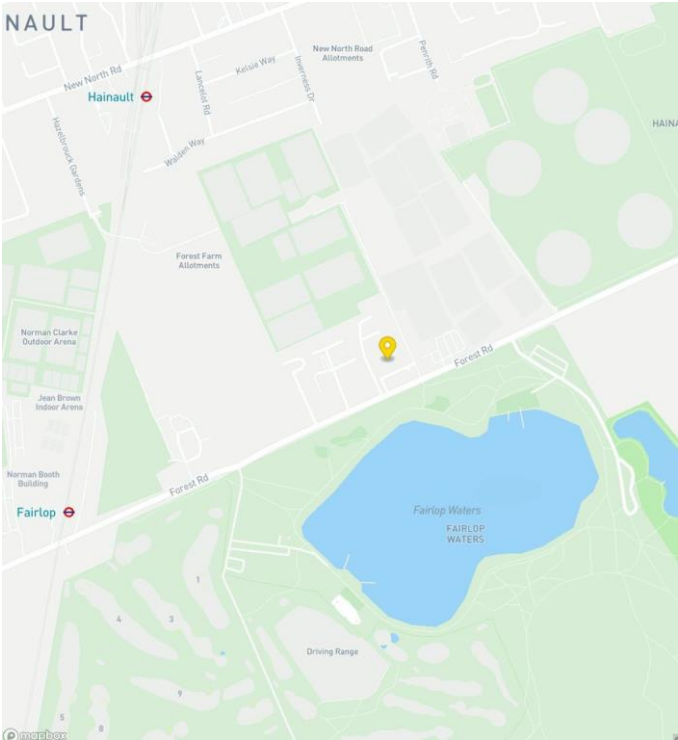
Access is via a roller shutter loading door, with a separate pedestrian entrance. The unit benefits from a single-phase electricity supply. Internally, there is a small office/reception area and two WCs. To the front, there is a forecourt providing loading access and parking for approximately two vehicles. The mezzanine is accessed via stairs and an internal conveyor belt, making the current layout better suited for storage than production, however this can easily be removed to provide a greater internal height.

Location

The property is located on Forest Road within the well established Bracken Industrial Estate at Hainault Business Park. The estate enjoys excellent road connections with the A406 North Circular Road, A12 and M11 Motorway all within easy reach, providing swift access into Central London and the national motorway network. Fairlop Underground Station (Central Line) is approximately a ten minute walk from the estate while Hainault Station is about 0.4 miles to the south, offering convenient public transport links.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse	4,500	418.06	Available
Mezzanine - Ancillary storage	3,500	325.16	Available



Terms	For Sale
Price	TBC
Business Rates	£45,000
VAT	Not applicable.

Contacts

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