

FREEHOLD INDUSTRIAL UNIT

8,703 SQ FT including mezzanine of 4,101 sq ft

FOR SALE

s|b|h

Page & Read

sbhPageRead.co.uk

Unit 4, Bracken Industrial Estate, Forest Road, Hainault, Essex IG6 3HX

Location

The unit is situated on Forest Road, Hainault providing good access to the A406 North Circular, A12 and M11. Fairlop Underground Station is a 10 minute walk away providing access to the Central Line.

The Property

An industrial warehouse unit providing a gross internal area of 8,703 sq ft. The unit has a mezzanine of 4,101 sq ft with an electronic conveyor belt.



Features

- Mezzanine
- Male & female WC's
- Roller shutter
- Electric conveyor belt
- Office
- Reception Area
- North lit roof

Accommodation

Industrial Unit: 8,703 sq ft

Mezzanine Floor: 4,100 sq ft

Tenure

Freehold.

Price

£1.15 million

Business Rates

£18,075 payable per annum.

Energy Performance Assessment Rating

An EPC is to be commissioned and will be available for inspection by interested parties.

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewing/Further Information:

Strictly by appointment through joint agents sbh Page & Read:



BEN PATER

020 7474 9898

ben@sbhpageread.co.uk



NICK HAYWOOD

020 7474 9898

nick@sbhpageread.co.uk

sbh Page & Read conditions under which particulars are issued.

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(I) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (II) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (III) No person in the employment of sbh Page & Rad has any authority to make or give any presentation or warranty whatever in relation to this property; (IV) All rents, prices or other charges given are exclusive of vat; (V) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirement.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration no. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH.

BP11145par

Follow us at: www.twitter.com/sbh/PageRead



COMMERCIAL PROPERTY SPECIALISTS
Nicon House, 45 Silver Street, Enfield EN1 3EF
OFFICES: Docklands | Enfield | Harlow

LOCAL KNOWLEDGE. REGIONAL COVERAGE

