FOR SALE

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

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

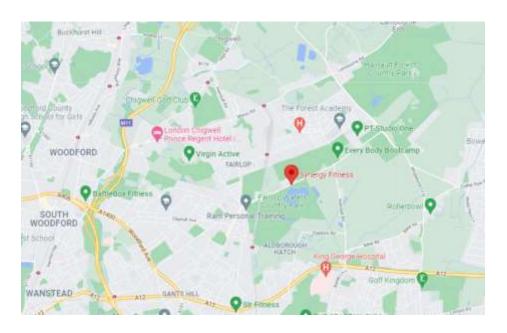


Location

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.









COMMERCIAL PROPERTY SPECIALISTS

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 AssessmentRating

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



COMMERCIAL PROPERTY SPECIALISTS NICON House, 45 Silver Street, Enfield ENI 3EF

OFFICES: Docklands | Enfield | Harlow

LOCAL KNOWLEDGE REGIONAL COVERAGE

NICK HAYWOOD

020 7474 9898 nick@sbhpageread.co.uk

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