



Radiant House

28-30 Fowler Road, Hainault IG6 3UT

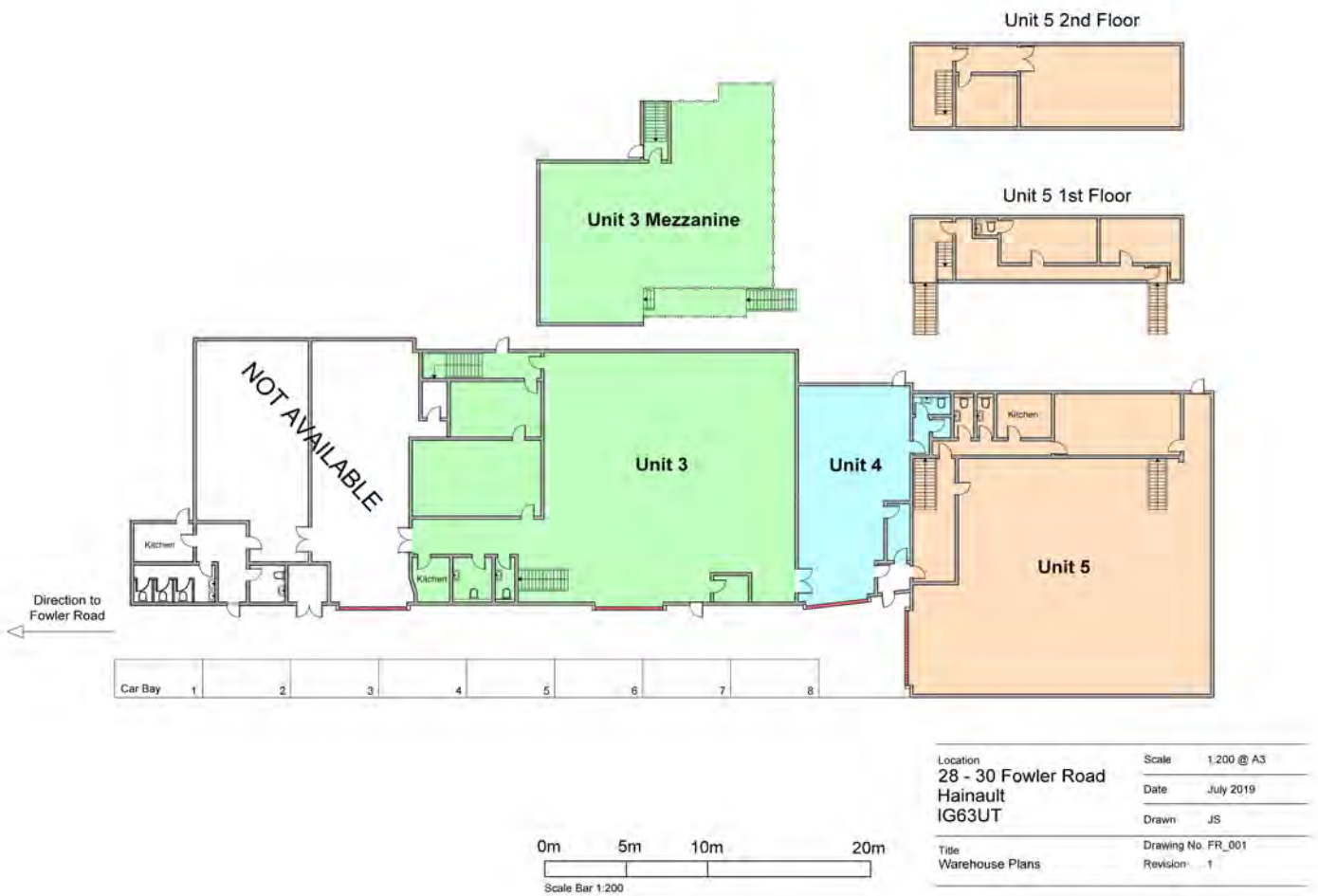
- Newly refurbished
- 12, 537 Sq Ft
- 7.88M into Eaves
- Allocated Parking

Guide Price £9402 pcm

EPC Rating 'D'



Radiant House - Hainault IG6



Property Description

Large 12,536 Square Foot, modern steel frame detached warehouse building with side access road for unloading and loading via 3 newly installed electronic roller shutters. The current layout provides a main warehouse with Mezzanine floor and internal racking from floor to ceiling up to 7.88Metres at two ends.

Further is a connecting unit with offices leading into another large warehouse with Mezzanine floor and two levels of offices. In addition there are a numbers of kitchens and separate toilets.



Gas heating is throughout and the overall condition of the property is exceptional. There are allocated parking spaces for a number of cars and is securely gated with CCTV in operation. Available for immediate occupation.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

154 Hermon Hill
South Woodford
London
E18 1QH

www.igluproperty.com
0203 887 4555



RENT

£9.00 per sq ft per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Information provided upon request.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property.

CONTACT

Strictly by appointment only with Iglu Property

info@igluproperty.com - 0203 887 4555

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The measurements are approximate and have been provided by our client on a gross internal basis.

TENURE

The units are available either individually or combined as a whole by way of a new full repairing and insuring lease on terms to be agreed. The property will be available from December 2019.

EPC

An EPC Certificate has been commissioned at Band D.

Unit 3: 4,570 SqFt / 424.56 SqM
Unit 3 Mezzanine: 1,453 SqFt / 134.99 SqM

Unit 4: 865 SqFt / 80.36 SqM
Unit 5: 3,610 SqFt / 335.38 SqM
Unit 5 Mezzanine: 2,039 SqFt / 189.43 SqM

Total: 12,537 SqFt / 1,164.72 SqM