

countrywide

COMMERCIAL PROPERTY AGENTS

FREEHOLDS FOR SALE

Industrial / Warehouse Units

Available individually or in combinations

- Use Classes B2 & B8
- Rare opportunity
- Vacant possession
- Established estate with **no service charges**
- Good transport links
- **Excellent loading and unloading**
- Individual units from c.5,000 sq ft to c.13,175 sq ft
- **Combinations possible to create larger units**
- Independent yard and parking to each unit
- **New overclad roof to Units 7, 8, 9 & 9b**
- Units 7, 9 and 9b: eaves c.4–4.4 m · Unit 8: c.3.6 m (raised floor)
- Unit 9a: eaves c.7.3 m with two loading bays and ample parking
- Gas supply to Units 9, 9b and 9a

FROM

c.5,000 sq ft

464.5 m²

UP TO

c.23,000 sq ft

2,136.8 m²



FOR SALE — FREEHOLD

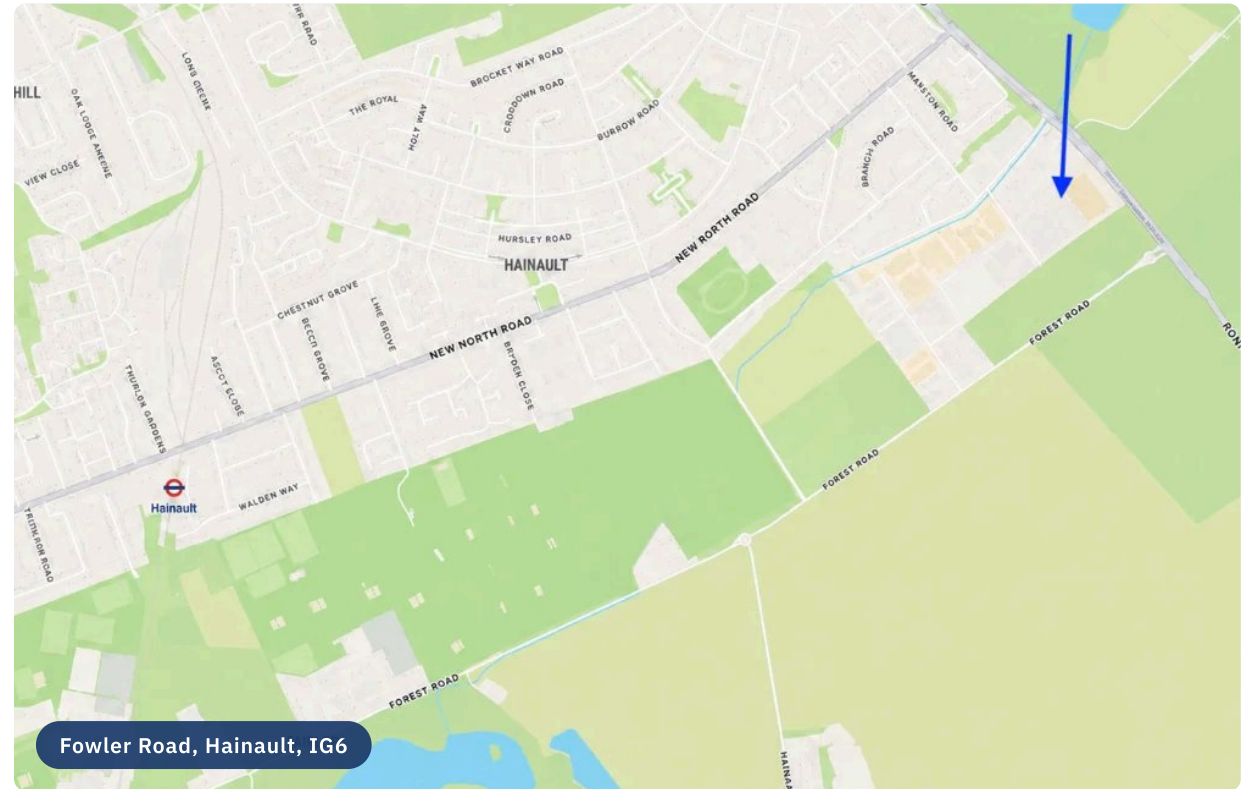
Fowler Road, Hainault, IG6

THE ESTATE & LOCATION

- Established industrial estate in Hainault: warehouse, manufacturing and business units with good vehicle access and loading
- Part of the industrial complex at **62–70 Fowler Road**: loading, yard / parking and flexible layouts
- Close to **Romford Road (A112)**, linking to the **A12, A406 North Circular, M11 and M25**
- Well suited to businesses across East London, Essex and the wider South East
- **Hainault Underground Station** (Central Line) approx. 1.6 miles away, plus local bus routes

OWNER OCCUPIER & INVESTMENT APPEAL

- Owner occupiers: freehold control over costs and premises, with room to expand — **Units 7, 8, 9 and 9b** adjoin one another, individually or combined up to **c. 23,000 sq ft**
- Investors: flexible, well-located self-contained units, with scope for future letting and asset management
- Freehold ownership, flexible sizing, expansion potential and strong transport links throughout



Fowler Road, Hainault, IG6

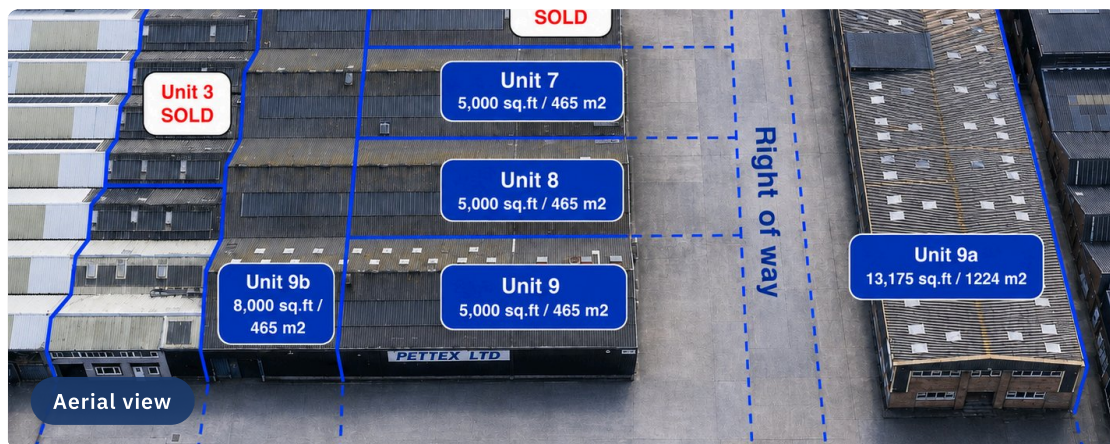
THE OPPORTUNITY

A further selection of units, available individually or combined

- A further selection of industrial / warehouse units now available at this established Fowler Road estate
- Range of sizes for owner occupiers, investors and businesses seeking expansion
- **Units 7, 8, 9 and 9b are positioned adjoining one another**, with Unit 9b running behind Units 7 and 8
- Acquirable individually or combined, up to approximately **23,000 sq ft**
- Internal connection between units would require openings through dividing walls, subject to structural/statutory consent

TERMS

- Offered **for sale freehold**
- Individual asking prices detailed within; combinations of adjoining units also considered
- Purchasers combining units are responsible for structural feasibility and obtaining all necessary consents
- **All prices exclusive of VAT**



ACCOMMODATION & PRICES

UNIT	APPROXIMATE AREA	ASKING PRICE (PLUS VAT)
Unit 7	c.5,000 sq ft / 464.5 m ²	£1,100,000 (£220 psf)
Unit 8 (raised floor)	c.5,000 sq ft / 464.5 m ²	£950,000 (£190 psf)
Unit 9	c.5,000 sq ft / 464.5 m ²	£1,175,000 (£235 psf)
Unit 9b	c.8,000 sq ft / 743.2 m ²	£1,760,000 (£220 psf)
Unit 9a	c.13,175 sq ft / 1,224 m ² plus mezzanine 3,509 sq ft / 326 m ²	£3,293,750 (£250 psf)
Unit 3	c.5,000 sq ft / 464.5 m ²	SOLD
Unit 6	c.5,000 sq ft / 464.5 m ²	SOLD

Unit 9a is independent of the other units and is not capable of combination. VAT is applicable on the sale price of each unit. Units 9 and 9b are stand-alone units, Unit 9b adjoining Unit 8.

Use Classes B2 & B8 – suitable for general industrial, warehouse and storage/distribution uses. Interested parties are advised to satisfy themselves that their proposed use is acceptable to the Local Planning Authority.



ADJOINING UNITS

Available Individually or Combined

- **Units 7, 8, 9 and 9b:** individual industrial units or larger combined accommodation
- **Units 7, 8 and 9** sit side by side, **Unit 9b** to the rear; independent loading and parking, plus substantial parking to Unit 9 fronting Fowler Road
- **Unit 8** has a raised floor: reduced eaves height approx. **3.6 m** vs. approx. **4.0–4.4 m** in the adjoining units
- **New overclad roof** to Units 7, 8, 9 and 9b
- **Units 7, 8 & 9** – approx. 15,000 sq ft
- **Units 7 & 8 with Unit 9b** – approx. 18,000 sq ft
- **Units 7, 8, 9 & 9b** – approx. 23,000 sq ft / 2,136.8 m²
- Combinations subject to openings formed within dividing walls and structural/statutory approvals
- Alternatively, units can remain independently occupied within a single ownership

APPROXIMATE AREAS & ASKING PRICES

Unit 7
5,000 sq ft **£1,100,000** plus VAT

Unit 8 (raised floor)
5,000 sq ft **£950,000** plus VAT

Unit 9
5,000 sq ft **£1,175,000** plus VAT

Unit 9b
8,000 sq ft **£1,760,000** plus VAT

Eaves height approximately 4–4.4 m to Units 7, 9 and 9b. Unit 8 has a raised floor, giving a reduced eaves height of approximately 3.6 m.



Unit 9a

Unit 9a comprises a substantial, self-contained industrial / warehouse building occupying a prominent position within the Fowler Road Industrial Estate.

The property provides approximately 1,224 m² / 13,175 sq ft of ground-floor accommodation, together with approximately 326 m² / 3,509 sq ft of mezzanine accommodation, giving a total approximate floor area of 1,550 m² / 16,684 sq ft.

The main warehouse benefits from generous internal height, with an approximate eaves height of 7.3 metres and a lowest point of approximately 6.4 metres, providing excellent cubic capacity for storage, distribution and a wide range of industrial operations.

Loading is provided by two separate loading bays, giving occupiers flexibility for deliveries, despatch and day-to-day warehouse operations. The building is complemented by a substantial secure gated yard, providing valuable space for vehicle manoeuvring, loading and staff / visitor parking.

Externally, the property has a strong industrial presence with prominent frontage to Fowler Road, generous forecourt and yard areas providing practical access for commercial vehicles.

Ground floor	1,224 m ² / 13,175 sq ft
Mezzanine	326 m ² / 3,509 sq ft
Total	1,550 m ² / 16,684 sq ft

- Eaves height approximately 7.3 metres
- Two loading bays
- On-site parking
- Gas supply
- Lowest internal height approx. 6.4 metres
- Dedicated yard
- Loading and circulation space
- Good frontage onto Fowler Road

Total approximate floor area: 1,550 m² / 16,684 sq ft incl. mezzanine storage

Asking Price: £3,293,750 (£250 psf) plus VAT



Unit 9a



Unit 9a parking



KEY FEATURES

- Use Classes B2 & B8
- Established industrial estate
- Vacant possession
- **Excellent loading and unloading**
- Units available individually or in combinations
- **Potential combined accommodation of up to 23,000 sq ft / 2,136.8 m²**
- Eaves height c.4–4.4 m to Units 7, 8 and 9
- Gas supply to Units 9, 9a & 9b
- **Office and ancillary accommodation**
- **Scope for future expansion**
- Larger units capable of being acquired within one ownership
- Rare opportunity
- **Freehold opportunities**
- Good transport links
- No service charges
- **Individual units from c.5,000 sq ft / 464.5 m²**
- Independent loading facilities
- **New overclad roof to Units 7, 8, 9 & 9b**
- Yard and parking areas
- Flexible accommodation options
- **Suitable for owner occupiers and investors**

HOLDING DEPOSIT & AML / KYC ADMINISTRATION

Once terms have been agreed and a transaction is proceeding, we may require payment of a Holding Deposit together with our AML / KYC Administration Fee.

Holding Deposit — £5,000

Demonstrates the purchaser's or tenant's commitment to proceed and enables the property to be withdrawn from active marketing, subject to the agreed terms. Unless otherwise agreed in writing, it is held pending exchange of contracts or completion of the transaction, with refundability confirmed at the time the transaction is agreed.

AML / KYC Administration Fee

As a property agency regulated for Anti-Money Laundering purposes, we are required to undertake identity, verification and compliance checks on parties to a transaction. A fee of **£350 + VAT** covers this administration, and is non-refundable once the process has commenced, irrespective of whether the transaction subsequently proceeds to completion.

VIEWING

Arrange a viewing

Strictly by prior appointment through the sole selling agents.



Sole selling agents

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