

Units 3, 6 & 7, 62-70 Fowler Road, Hainault, Essex IG6 3UT



Industrial/warehouse units approx. 5,000-19,000  
sq ft (465 - 1,824 sq m)

**TO LET** - Undergoing refurbishment/new overclad roof

- 3-phase power
- Enclosed site
- Outside parking/loading
- Eaves approx. 3.7 - 4.1m
- Open plan
- Individual loading door

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

### Location

The premises form part of a popular established industrial area situated approximately 2.5 miles North of the A12 and 4.4 miles East of the A406, which also links with the National road network via the M11 and M25. Hainault Underground Station is approximately 1.6 miles away, providing a service to London (Paddington) in approximately 32 minutes.

### The property

The units form part of a larger complex, with shared access directly off Fowler Road, as follows:

Unit 3 – with shared side access leading to private external space of approx. 1300 sq ft (119.8 sq m). An open plan unit with internal toilet and concertina loading door. The height is approx. 3.7m.

Unit 6 – end-terrace with loading door to the front. Also, open plan with a height of approx. 4.1m, rising to approx. 7.4m at the apex. Externally there is a private parking/loading area of approx. 1500 sq ft (135 sq m). There is provision for the installation of toilets.

Unit 7 – as per unit 6 but mid-terrace.

**The units are available individually or combined.**

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Accommodation	Sq ft	Sq m
Unit 3	5000	467.9
Outside	1300	119.5
Unit 6	7000	658.1
Outside	1500	136.8
Unit 7	7000	658.1
Outside	1500	136.8

### Terms

To be let on new, full repairing and insuring leases for a term to be agreed incorporating periodic upward only rent reviews.

### Figures

Unit	£per annum exclusive
3	55000
6	94500
7	94500

VAT is payable.

### Legal costs

Each party is to be responsible for the payment of their own legal costs.

### Energy Performance Certificate (EPC)

In the process of being prepared.

### Business Rates/BID Levy

In the process of being split, further details on application.

### Anti Money Laundering Regulations

All tenants when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

### Agent's Note

All figures quoted are exclusive of VAT (if applicable)  
No warranty is given in respect of the current use.  
None of the amenities or fixtures have been tested.  
We have relied on floor areas provided by our clients and interested parties are advised to satisfy themselves.  
No car trade.

### Enquiries/viewing

By prior appointment with:  
Branch Associates - 01708 860696 or email:  
[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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[info@branchassociates.co.uk](mailto:info@branchassociates.co.uk) | [www.branchassociates.co.uk](http://www.branchassociates.co.uk)

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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