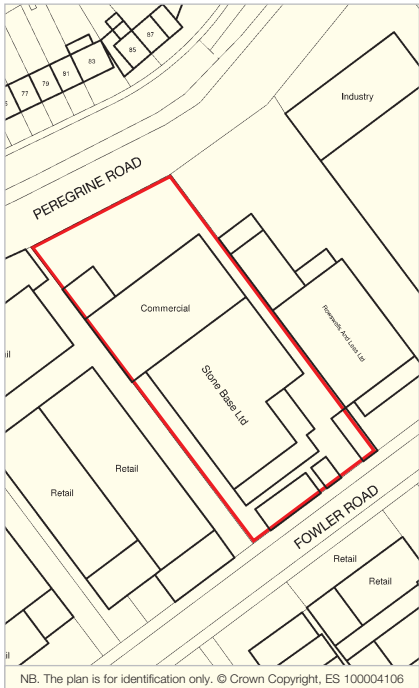


Hainault
23-25 Fowler Road
Hainault Business
Park
Iford
Essex
IG6 3UT

- **Freehold Industrial Investment**
- Industrial premises totalling 2,158.58 sq m (23,235 sq ft)
- Site area of 0.36 hectares (0.889 acres)
- Total Current Rents Reserved **£119,100 pa**



Tenure
Freehold.

Location
Hainault is located in the London Borough of Redbridge some 4 miles north of Iford. Junction 5 of the M11 Motorway is nearby and Central London is some 10 miles to the south-west. The property is situated 1.6 miles to the east of Hainault Underground Station in a mixed industrial and trade counter area which lies adjacent to the A112. Occupiers close by include a variety of local occupiers.

Description
The property comprises a detached industrial warehouse that has been subdivided into 8 ground floor units and one suite of self-contained office suites on the first floor. There is a small yard area to the rear and parking facilities at the front.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website: www.allstop.co.uk

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	RLL Autos	Area 263.00 sq m (2,831 sq ft)	2 years from 01.05.2015 FR & I	£14,400 p.a.	Reversion 2017
1A	RLL Autos	Area 60.66 sq m (653 sq ft)	2 years from 01.05.2015 FR & I	£4,800 p.a.	Reversion 2017
2	RLL Autos	Area 285.48 sq m (3,073 sq ft)	2 years from 01.05.2015 FR & I	£19,200 p.a.	Reversion 2017
3	Domenico Baffo	Area 671.39 sq m (7,227 sq ft)	2 years from 01.05.2015 FR & I	£22,000 p.a.	Reversion 2017
4A	Apex Green Ltd	Area 194.07 sq m (2,089 sq ft)	4 years from 01.01.2016 (1) FR & I	£11,500 p.a.	Reversion 2020 (1)
4B	Stonebase Limited	Area 184.87 sq m (1,990 sq ft)	5 years from 01.08.2015 FR & I	£12,000 p.a.	Reversion 2020
5 and 5A	Stonebase Limited	Area 340.39 sq m (3,665 sq ft)	7 years from 11.05.2012 FR & I	£20,800 p.a.	Reversion 2019
6	RLL Autos	Area 158.67 sq m (1,708 sq ft)	2 years from 01.05.2015 FR & I	£14,400 p.a.	Reversion 2017
		Total 2,158.53 sq m (23,235 sq ft)		Total £119,100 p.a.	

(1) Tenant option to break on 1st January 2018.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor M Alexander Esq, D&S Legal Ltd. Tel: 01621 710212 e-mail: mike@dandslegal.co.uk

