



Hainault Business Centre 43-49 Fowler Road

HAINAULT BUSINESS CENTRE ILFORD IG6 3FF



HAINAULT BUSINESS CENTRE

HOWDENS

TYRES



KEEP CLEAR

TYRES

- Opportunity to rent a trade counter, storage and business asset facility allowing for a multitude of uses including B1, B2 and B8. Other uses will also be considered.
- Ideally located on the **Hainault Business Centre**, with excellent connectivity to Central London and major transport routes, including the A12, M11, M25, A406 North Circular.
- The property comprises approximately 73,234 sq ft of new build trade-counter, storage and office facility, across three storeys. Development of the property completed in 2020.
- Benefiting from excellent parking and loading.



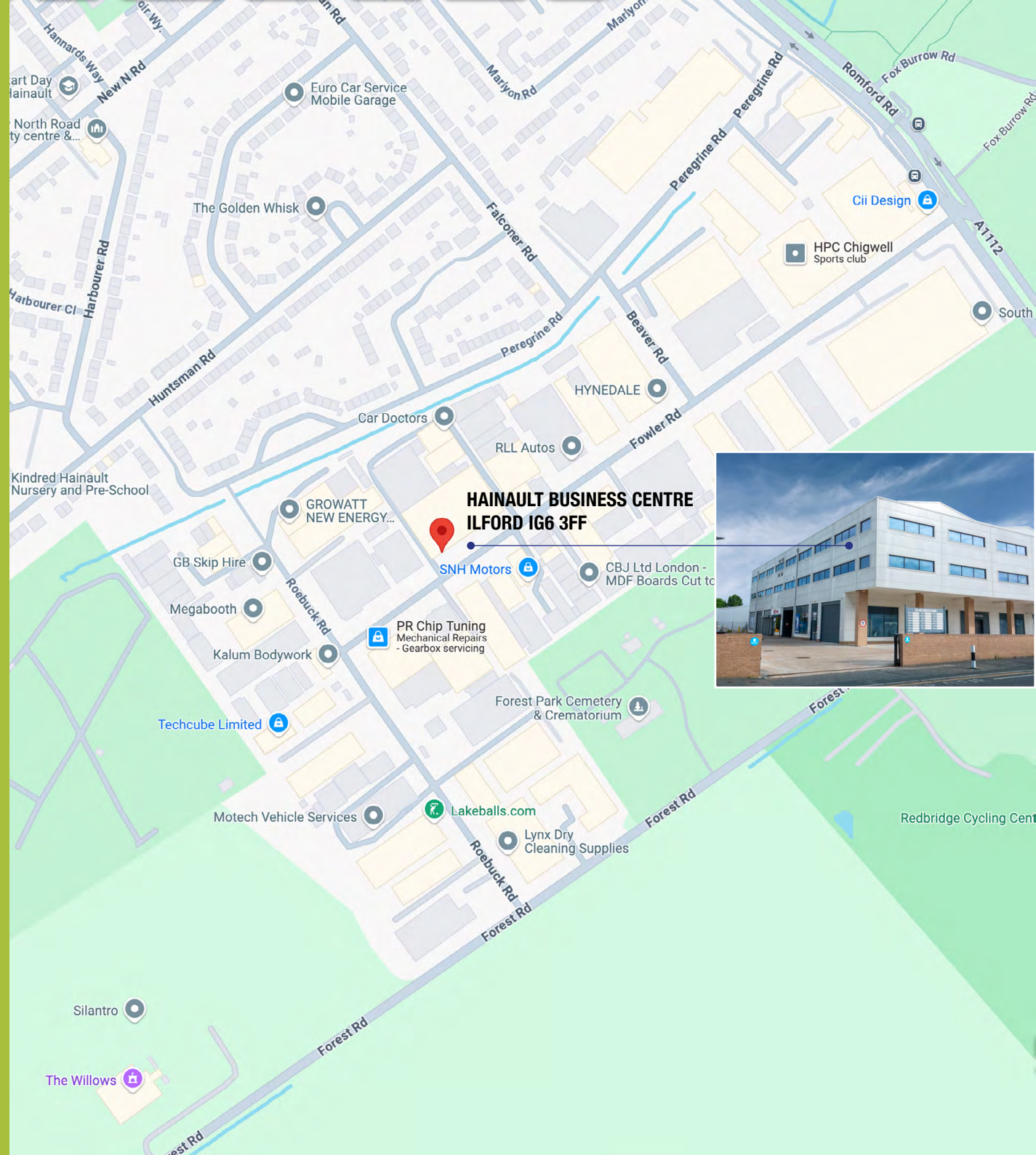
43-49 FOWLER ROAD		
UNIT A	UNIT H	UNIT N
UNIT B	UNIT I	UNIT O
UNIT C	UNIT J	UNIT P
UNIT D	UNIT K	UNIT Q
UNIT E	UNIT L	UNIT R
UNIT F	UNIT M	UNIT S
UNIT G	UNIT N	UNIT T
UNIT H	UNIT O	UNIT U

LOCATION

This property is situated in the heart of **Hainault Business Centre**, Ilford, approximately 14 miles northeast of Central London within the London Borough of Redbridge. The location boasts superb connectivity to Central London and enjoys robust road communications, with the A1112 running between Romford (east) and Chigwell (west), providing direct access to major thoroughfares including the M11, M25, A12, and the North Circular (A406). The M11 offers a straight route to Cambridge, while the M25 connects to the M1 and northern England, positioning this property as an ideal logistics, business and office base.

The area is well-served by public transport. Hainault underground station (1.6 miles west) on the Central Line and Romford train station (4 miles southeast) on the Elizabeth Line offer fast links into Central London. Both stations are easily accessible via London Bus Route 247, ensuring Bond Street and other key destinations can be reached in under an hour.

London Stansted Airport, just 23.8 miles to the north, provides access to international passenger and cargo transportation and is reachable within a 40-minute drive. This exceptional location and excellent transport links make it an outstanding opportunity for businesses seeking to establish themselves in a thriving, well-connected area.



DESCRIPTION

The property was built in 2020 comprising a 3 storey modern warehouse facility with offices with a steel portal frame construction, under a multi-pitched roof. Specification includes motion censored LED strip lighting and double glazed windows.

Currently arranged as 14 self-contained units, with 6 ground floor units, 4 units on the first floor and 4 units on the second floor in shell. Every first and second floor unit can however be sub-divided further as they have been designed with separate services. In total 8 units can therefore be provided on each of the upper floors, allowing the units to be reconfigured to optimise the space and appeal to a variety of occupiers.

There are 3 internal stair cores, each with a goods lift, facilitating flexible space arrangements across all three floors. The property benefits from generous parking and loading.



ACCOMMODATION

Units	Floor	Size	Tenant
Unit A	Ground Floor	4499 (Mez 1681)	Availabe
Unit B	Ground Floor	3,183	Let
Unit C	Ground Floor	4,584	Let
Unit D	Ground Floor	5,125	Let
Unit E	Ground Floor	3,193	Let
Unit F	Ground Floor	2,884	Let
Unit G	First Floor	6,104	Availabe
Unit H	First Floor	6,649	Availabe
Unit I	First Floor	6,900	Availabe
Unit J	First Floor	6,062	Availabe
Unit K	Second Floor	6,102	Availabe
Unit L & L1	Second Floor	6,619	Let
Unit M	Second Floor	6,908	Availabe
Unit N	Second Floor	6,103	Availabe

RENT

Starting from £9.50 psf.

LEASE

Available on effective full repairing and insuring leases.

EPC

Available upon request.

SERVICE CHARGES

Details available upon request.

LEGAL COST

Each party to bear their own legal cost.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy.





VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Agents:



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