

**Bennett  
Phillips  
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



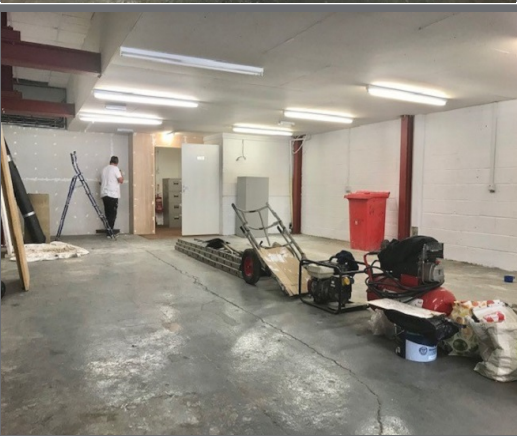
## **Ground Floor Industrial / Warehouse Premises with Mezzanine Offices**

**Unit 3 Hainault Industrial Estate  
15/17 Roebuck Road IG6 3TU**

**Approx 2,859sq ft (265.60sq m)**

**To Let**

- **4 Temperature control units on the mezzanine**
- **Suspended ceiling with inset spotlights & florescent tube lighting**
- **Office furniture included if required on the mezzanine**
- **Full height roller shutter**
- **3 car parking spaces**

**Location.**

The unit is situated within the Hainault Industrial Estate which is bounded by Forest Road & Romford Road. The Estate is home to a vast number of manufacturing, motor trade & warehouse-based businesses. Hainault Forest is within a few minutes' walk as is the 247-bus stop, which connects Barkingside & Romford Town Centre.

**Accommodation.**

A single storey metal clad light industrial / warehouse unit laid out to provide a ground floor in clear space measuring approx. 1,573sq ft (146.13sq m) with mezzanine offices made up of various rooms, extending to approx. 1,286sq ft (119.59sq m). WC facilities are provided on the ground floor. The total gross area is therefore approx. 2,859sq ft (265.60sq m). The unit benefits from having 3 car parking spaces & a full height roller shutter.

**Lease.**

A new FRI Lease is to be made available for a term to be agreed, drawn outside the provisions of the Landlord & Tenant Act.

**Rent.**

£30,000pax, paid quarterly in advance. VAT is not applicable.

**Business Rates.**

RV £14,750

Office / Industrial premises – For qualifying businesses, Business Rates are not payable on properties with a Rateable Value up to £12,000. From £12,001 to £15,000 there is tapered relief. If a company occupies a second property where the RV is over £12,001 then relief is lost on the first property although the benefit may remain for a short period. It is a tenant's responsibility to make their own enquires & satisfy themselves whether they are eligible for rate relief in part or whole.

**Utilities.**

We understand water, gas & electric are connected.

**Legal Costs.**

The ingoing tenant is to be responsible for the Landlords legal costs.

**Administration Fee.**

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

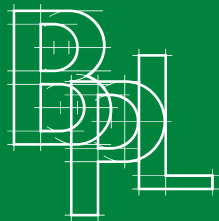
**Possession.**

Immediate upon completion of legalities.

**Viewing.**

By prior appointment through Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)

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