

## REFURBISHED TWO STOREY BUILDING

TO LET

UNIT G  
THE ACORN CENTRE  
ROEBUCK ROAD  
HAINAULT  
ESSEX IG6 3TU

2,314 sq.ft.  
(214.98 sq.m.) GIA

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements. Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

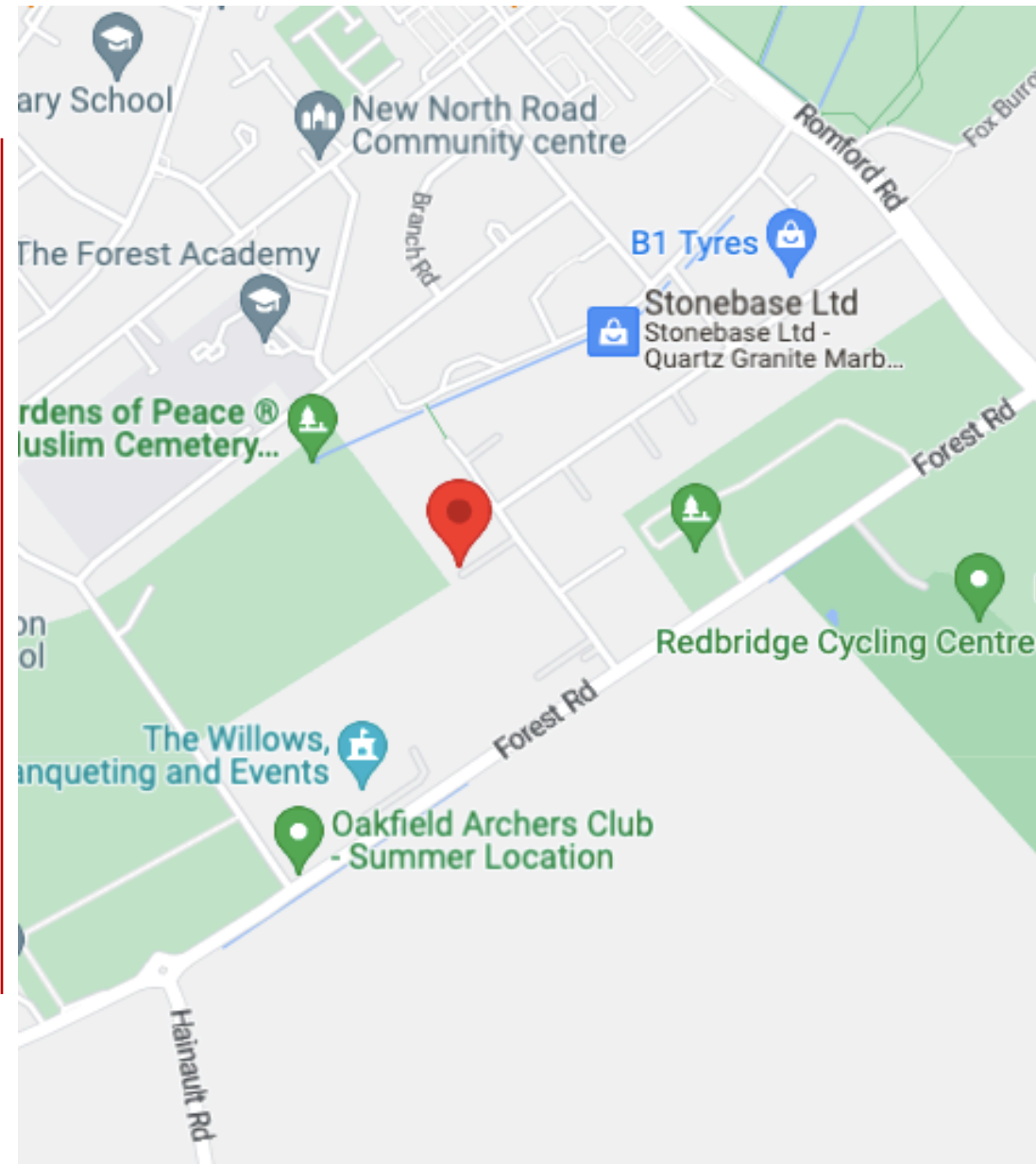
## Location

The building is situated on the well established Hainault Business Park in a prominent position on the Acorn Centre overlooking Roebuck Road close to the Forest Road.

The estate is accessed via the Romford Road A112 which provides direct access to the A12 which in turn provides trunk road access to M25 to the east and A404/M11 to the west.

Fairlop central line underground station Zone 4 is the nearest station providing regular service to Liverpool Street 28 minutes and Oxford Circus 38 minutes.

\*Information provided by TfL



## Accommodation

The available accommodation comprises of an end of terrace two storey business unit of steel frame construction benefiting from 4/5 allocated car parking spaces.

Internally, the ground floor provides industrial workshop accommodation with first floor offices.

The unit has had recent expenditure and is in very good decorative order.

Floor areas as follows:

	Sq.ft.	Sq.m.
Ground floor workshop	1,144	106.28
First floor office	1,170	108.70
<b>Total</b>	<b>2,314</b>	<b>214.98</b>

\* Floor areas provided by Landlord.



## Terms

### Tenure

Leasehold. A new FR& I lease is available on terms to be agreed subject to periodic rent reviews where necessary. The new lease(s) is to be contracted outside of the 1954 L & T Act.

### Rent

£36,000 per annum exclusive.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Business rates

To be confirmed.

### Service charge & Building insurance

To be confirmed.

### Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

### Possession

Immediately upon completion of legal formalities.

### EPC

An EPC will be available shortly.

### Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

### Services/Utilities

Reference to all/any services, utilities or Fixtures & Fittings in these particulars does not imply they are in full and efficient working order.

### Viewing

**Strictly** by arrangement via sole agents as above.

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ [info@adamsteinandco.co.uk](mailto:info@adamsteinandco.co.uk)

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ [info@adamsteinandco.co.uk](mailto:info@adamsteinandco.co.uk)

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



[www.adamsteinandco.co.uk](http://www.adamsteinandco.co.uk)