



**AVAILABLE ON A SHORT TERM BASIS
LIGHT INDUSTRIAL/STORAGE PREMISES**

**86 WESTBURY LANE
(Rear of 163 Queens Road)
BUCKHURST HILL
IG9 5PW**

3,395 sq.ft. (315.40 sq.m.)

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

Buckhurst Hill is located c17 miles north east of Central London and c3.7 miles south west of j27 of the M25 motorway via j6 of the M11.

The subject building is located on Westbury Lane running parallel with Queens Road which is the main commercial thoroughfare of Buckhurst Hill. Local occupiers include Costa Coffee, Waitrose and Prezzo as well as a considerable number of highly fashionable boutiques, cafes, restaurants and salons.

Buckhurst Hill (Central Line) is within easy walking distance providing quick and easy access of the City and West End. There are also good road links to A12, M11 and A406 North Circular Road.

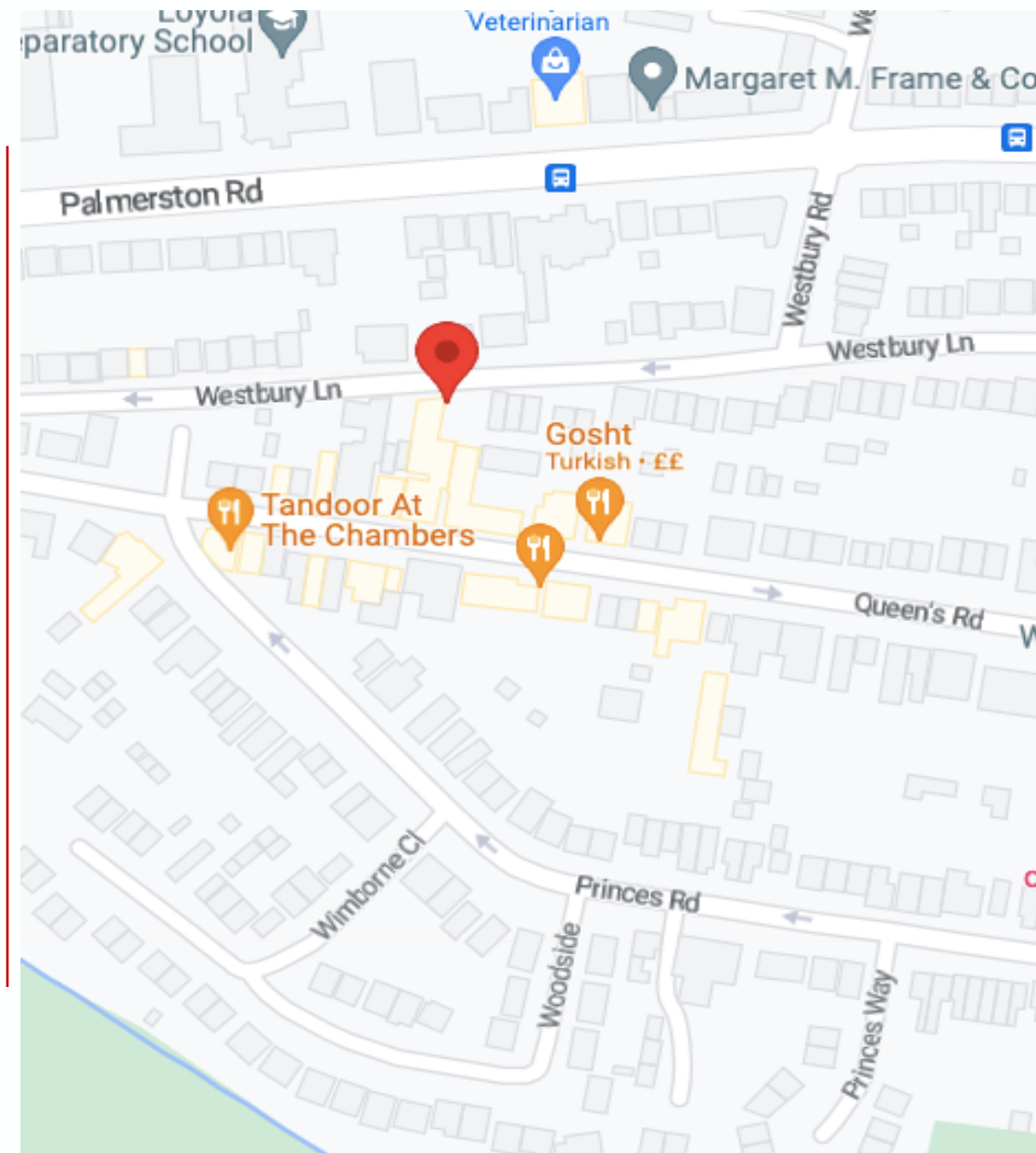
Accommodation

Available accommodation comprises of a brick built warehouse under a pitched trussed roof with off street parking and 2x electrically operated roller shutters for loading. Clear eaves height is 10'6 to underside of trusses in the main warehouse and 7' in front warehouse.

General condition is reasonable.

Approximate floor areas as follows:

	Sq.ft.	Sq.m.
Main warehouse	1,411	131.09
Front warehouse	972	90.30
Mezzanine	882	81.94
Additional garage/storage	130	12.08
Total	3,395	315.40



Terms

Tenure

A new internal repairing lease outside the L & T Act is available directly from the Freeholder for a term of up to 3 years subject to a Landlords rolling 6 month redevelopment break clause from the end of the 2nd year.

Rent

£33,000 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

Applicants are advised to make their own enquiries in this regard.

Legal costs

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

EPC

To be advised.

Cons. Protection & Money Laundering Regulations

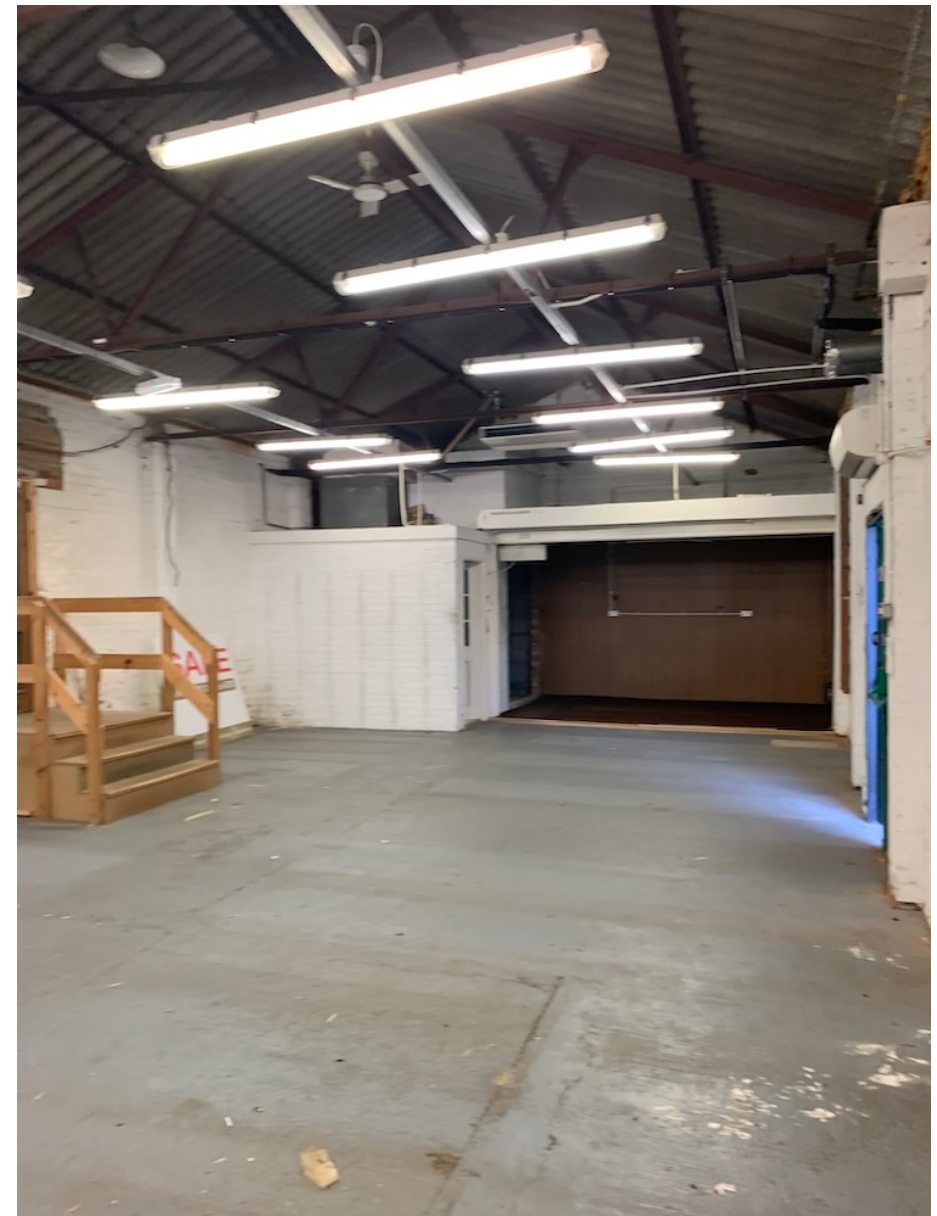
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

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 Freeholders sole agents as above.



ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



www.adamsteinandco.co.uk

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

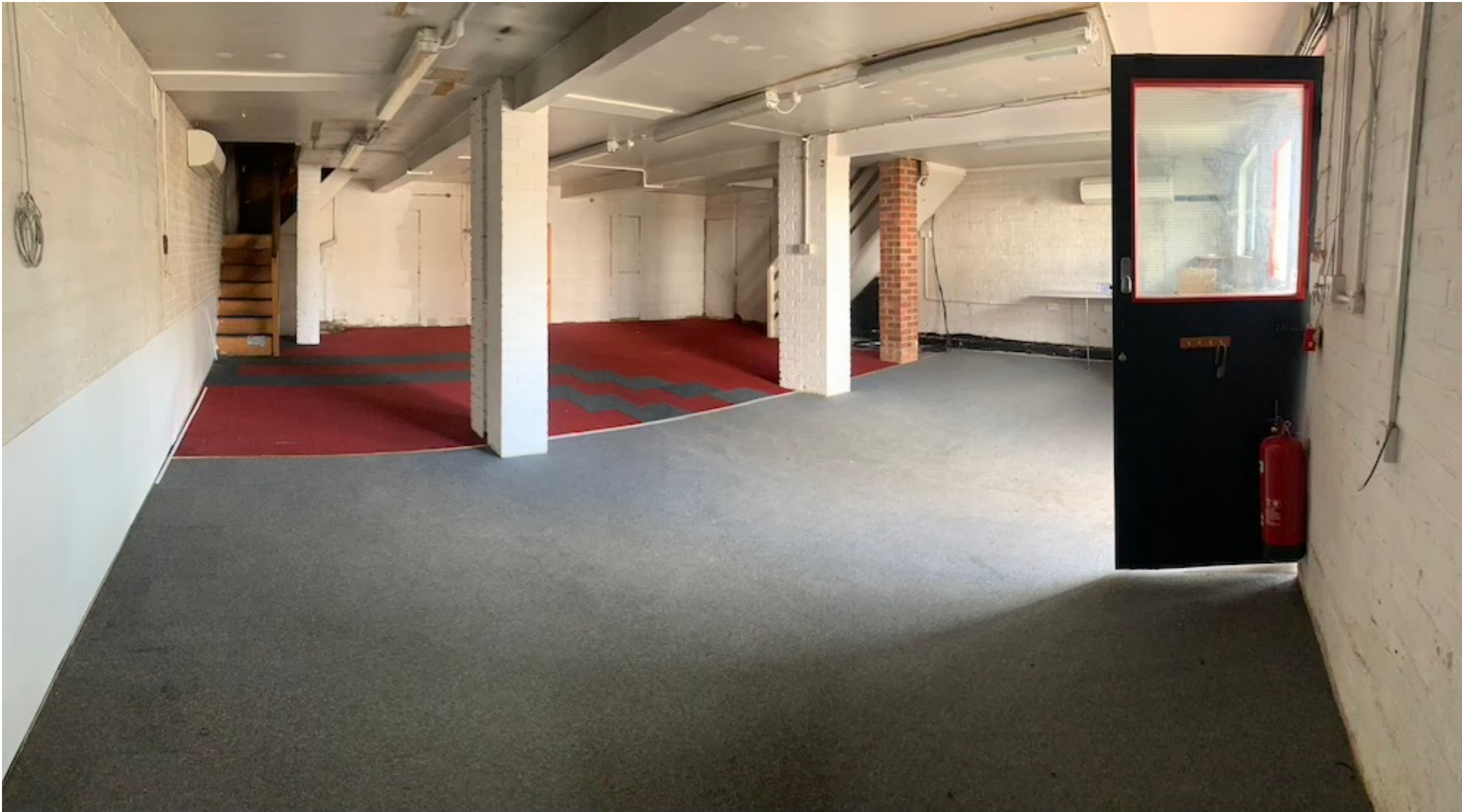
☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd



www.adamsteinandco.co.uk