

**countrywide**

COMMERCIAL PROPERTY AGENTS

FREEHOLD INDUSTRIAL / WAREHOUSE FOR SALE



FOWLER ROAD · HAINAULT · IG6 3UT

# Unit 9a

Self-contained industrial / warehouse building

TOTAL AREA

**16,684** sq ft  
1,550 m<sup>2</sup> incl. mezzanine

EAVES

**7.3** m  
Two loading bays

ASKING PRICE

**£3,295,000**  
plus VAT



01 AERIAL VIEW

AT A GLANCE

# Substantial Self-Contained Freehold Industrial / Warehouse Building

FREEHOLD | VACANT POSSESSION |  
16,684 SQ FT | SECURE YARD

**13,175**

sq ft ground floor  
1,224 m<sup>2</sup>

**3,509**

sq ft mezzanine  
326 m<sup>2</sup>

**7.3 m**

eaves height  
lowest point c.6.4 m

**2**

separate loading bays  
secure gated yard

FREEHOLD

VACANT POSSESSION

B2 & B8

NO SERVICE CHARGES



02 SIDE BUILDING VIEW SHOWING LOADING BAYS

THE PROPERTY

Unit 9a comprises a substantial, self-contained industrial / warehouse building occupying a prominent position within the Fowler Road Industrial Estate.

The property provides approximately 1,224 m<sup>2</sup> / 13,175 sq ft of ground-floor accommodation, together with approximately 326 m<sup>2</sup> / 3,509 sq ft of mezzanine accommodation, giving a total approximate floor area of 1,550 m<sup>2</sup> / 16,684 sq ft.

The main warehouse benefits from generous internal height, with an approximate eaves height of 7.3 metres and a lowest point of approximately 6.4 metres, providing excellent cubic

capacity for storage, distribution and a wide range of industrial operations.

Loading is provided by two separate loading bays, giving occupiers flexibility for deliveries, despatch and day-to-day warehouse operations. The building is complemented by a substantial secure gated yard, providing valuable space for vehicle manoeuvring, loading and staff / visitor parking.

Externally, the property has a strong industrial presence with prominent frontage to Fowler Road, generous forecourt and yard areas providing practical access for commercial vehicles.

ACCOMMODATION

|              |                            |                     |
|--------------|----------------------------|---------------------|
| Ground floor | 1,224 m <sup>2</sup>       | 13,175 sq ft        |
| Mezzanine    | 326 m <sup>2</sup>         | 3,509 sq ft         |
| <b>Total</b> | <b>1,550 m<sup>2</sup></b> | <b>16,684 sq ft</b> |

ASKING PRICE

plus VAT

£250 per sq ft based on  
ground-floor accommodation,  
excluding mezzanine

**£3,295,000**

# Ground floor

AREA

1,224 m<sup>2</sup> / 13,175 sq ft

EAVES

c.7.3 m · lowest c.6.4 m



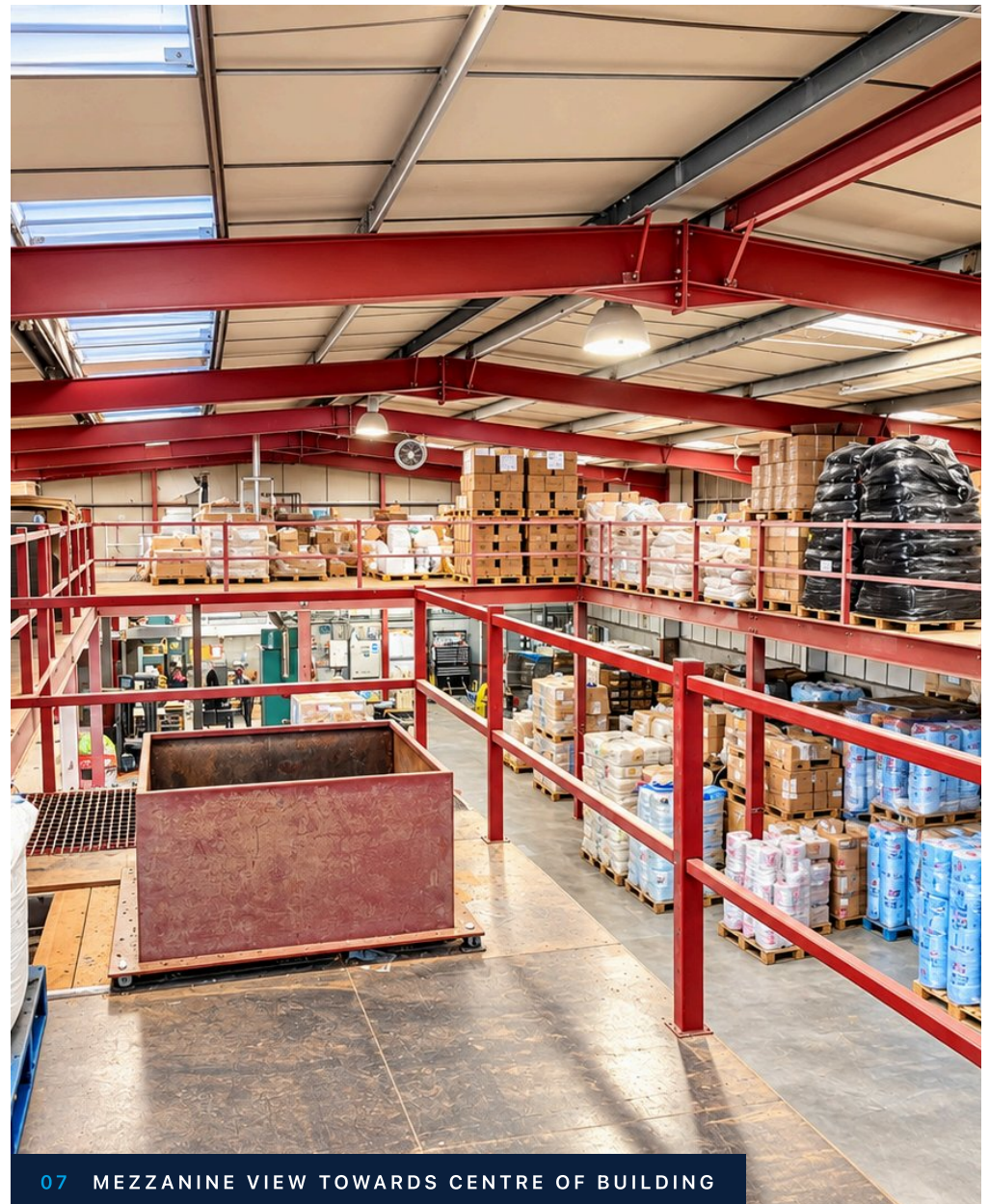
# Mezzanine

AREA

326 m<sup>2</sup> / 3,509 sq ft



06 MEZZANINE VIEW TO FRONT OF BUILDING



07 MEZZANINE VIEW TOWARDS CENTRE OF BUILDING

# Frontage, yard & access

Secure gated yard, on-site parking and generous forecourt for commercial vehicles



08 UNIT 9a PARKING



09 ENTRANCE TO LOADING & RIGHT OF WAY



10 FOWLER ROAD ENTRANCE VIEW

## LOCATION

# The estate & location

- 01 Established industrial estate in Hainault: warehouse, manufacturing and business units with good vehicle access and loading
- 02 Part of the industrial complex at 62–70 Fowler Road: loading, yard / parking and flexible layouts
- 03 Close to Romford Road (A112), linking to the A12, A406 North Circular, M11 and M25
- 04 Well suited to businesses across East London, Essex and the wider South East
- 05 Hainault Underground Station (Central Line) approx. 1.6 miles away, plus local bus routes

## OWNER OCCUPIERS

Freehold control over costs and premises

## INVESTORS

A well-located self-contained unit, with scope for future letting and asset management

## SPECIFICATION

# Key features

Eaves height approx. 7.3 metres

Two loading bays

On-site parking

Gas supply

Use Classes B2 & B8

Established estate

Lowest internal height approx. 6.4 metres

Dedicated yard

Loading and circulation space

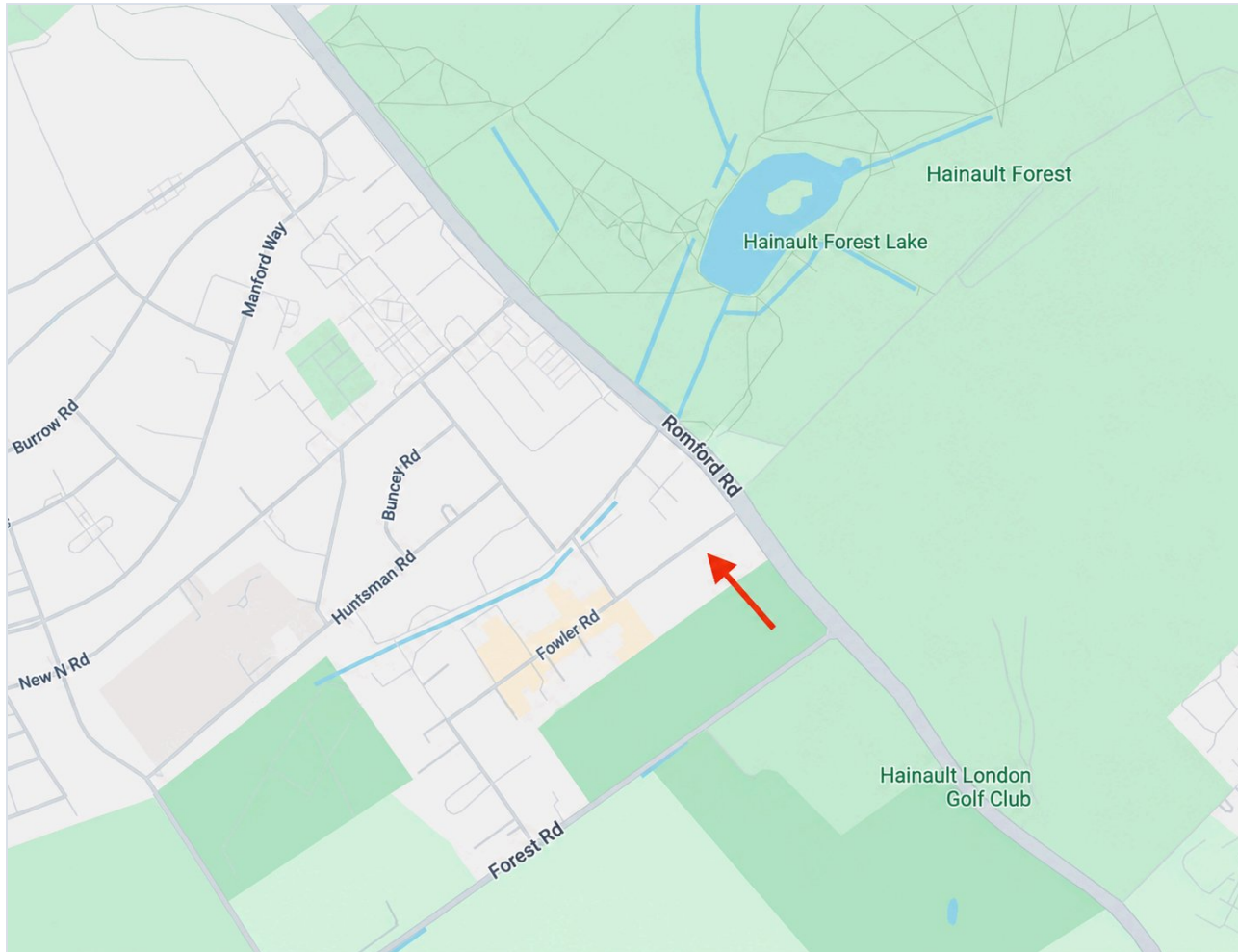
Good frontage onto Fowler Road

Vacant possession

No service charges

# Strategically positioned in Hainault

Unit 9A, Fowler Road, Hainault, IG6 3UT



Unit 9A, Fowler Road

NOT TO SCALE

## TRANSPORT & CONNECTIVITY

### A Road connections

#### A112 Romford Road

Immediate access

#### A12 Eastern Avenue

Approx. 2.5 miles

#### A406 North Circular

Approx. 4.4 miles

#### M11 & M25

Access via the strategic road network

### Public transport

#### Hainault Underground

Approx. 1.6 miles, Central Line

#### Grange Hill Underground

Approx. 1.4 miles straight-line, Central Line

#### Local bus services nearby

*All distances are approximate.*

## TERMS

# Freehold sale

Offered for sale freehold with vacant possession

Asking Price: £3,295,000 plus VAT

£250 per sq ft based on ground-floor accommodation, excluding mezzanine

VAT is applicable on the sale price

Use Classes B2 & B8 – suitable for general industrial, warehouse and storage/distribution uses. Interested parties are advised to satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

EPC upon request

## BUSINESS RATES / BID LEVY (APPROXIMATE)

Estimated Rateable Value **£42,700**

Business Rates Payable **£21,800 per annum**

BID Levy **£854 per annum**

*Figures are estimated from the current combined Valuation Office assessment for Units 3–9A and the 2026/27 business rates demand. The property is not currently separately assessed, and purchasers should make their own enquiries with the Valuation Office and London Borough of Redbridge.*

Photography note: certain images have been digitally enhanced using AI to present a clearer view of the properties and their interiors. Prospective purchasers should rely on their own inspection. All areas and dimensions are approximate and provided for guidance only. These particulars do not form part of any offer or contract and no responsibility is accepted for any error or omission. Purchasers must satisfy themselves as to the condition of the property and the availability of any consents. These particulars are believed to be correct but their accuracy is not guaranteed. Countrywide Commercial and their clients give notice that no person has authority to make or give any representation or warranty in respect of the property.

## HOLDING DEPOSIT & AML / KYC

Once terms have been agreed and a transaction is proceeding, we may require payment of a Holding Deposit together with our AML / KYC Administration Fee.

### 1. Holding Deposit – £5,000

Following agreement of terms, the successful purchaser may be required to pay a £5,000 holding deposit to demonstrate their commitment to proceed and enable the property to be withdrawn from active marketing.

The deposit will be held in our client account, with the terms governing its retention, refund or application agreed in writing before payment.

### 2. AML / KYC Administration Fee – £350 + VAT

In accordance with Anti-Money Laundering regulations, purchasers are required to complete the necessary identity, verification and compliance checks.

An AML / KYC Administration Fee of £350 + VAT is payable upon acceptance of an offer. **This fee is strictly non-refundable once paid, regardless of whether the transaction subsequently proceeds to exchange or completion.**

## VIEWING

# Arrange a viewing

Strictly by prior appointment through the sole selling agents.

## Jason Grant

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