



UNIT 22 ROTHBURY ROAD HACKNEY WICK, LONDON, E9 5HA

WAREHOUSE TO LET
LARGE FRONT YARD

8,500 sq ft / 790 sqm

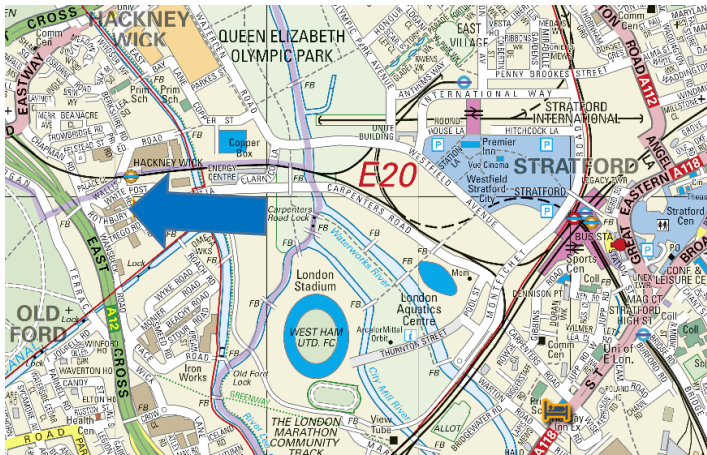
LOCATION: The property is located on the South side of Rothbury Road close to it's junction with Hepscott Road. Thus benefitting from being less than a 3 minute walk from Hackney Wick Overground Station. In addition the area is part of a massive Stratford regeneration, including the Olympic park, Westfield and thousands of new homes.

PREMISES: The warehouse totals 8,500 sq ft / 790 sqm comprising of the entire ground & 1st floor. Benefitting from 3 phase power, fitted offices with air-conditioning, kitchen, WCs, a full height loading door at the front and an eaves height of 17ft 4/ 5.25M. In addition there are security shutters on all doors and security bars on the windows. The warehouse has a an alarm and cctv system in place. There is a large yard at the front with private parking for 6-8 cars. Access is good for deliveries within the shared access yard area.

Viewings strictly by
appointment through
sole agents:

Michael Firestone
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AMENITIES:

- Full Height Loading door
- Large yard with parking for 6 -8 cars
- Eaves height 19ft 7"
- Large kitchen
- Fitted offices with air conditioning
- Gas heating blower
- 3 Phase power
- Alarm & CCTV

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RENT:	BUSINESS RATES PAYABLE 2018/19	SERVICE CHARGE	TOTAL APROXIMATE COST PER ANNUM & PER CALENDAR MONTH
£90,000 (£10.60 SQ FT)	£30,000 (£3.50 SQ FT)	N/A	£120,000 / £10,000

LEASE: An assignment of our client's full repairing and insuring lease for a term to expire 25 August 2021. The lease has a mutual break 25 August 2020. **Alternatively a new lease is available on terms to be agreed.** The lease will be excluded from the Landlord and Tenant Act 1954.

FLOOR AREAS:

Ground floor	6,680 sq ft	621 sqm
First Floor	<u>1,820 sq ft</u>	<u>169 sqm</u>
Total	8,500 sq ft	790 sqm

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.