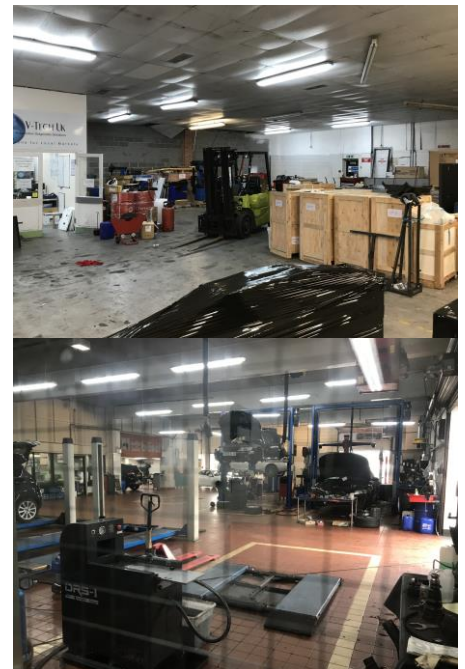


## TO LET

### GARAGE WORKSHOPS/STORAGE SPACE

From Approx. 3,493 - 18,411 sq ft (324.50 - 1,710.38 sq m)



**181 Forest Road  
Hainault  
IG6 3HZ**

- Garage Workshop Premises & Storage
- Fronting Forest Road
- Near Fairlop Tube Station (Central Line)
- Potential Additional Space
- Generous Parking

See important notice overleaf

**020 8367 5511**

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

**bowyerbryce.co.uk**



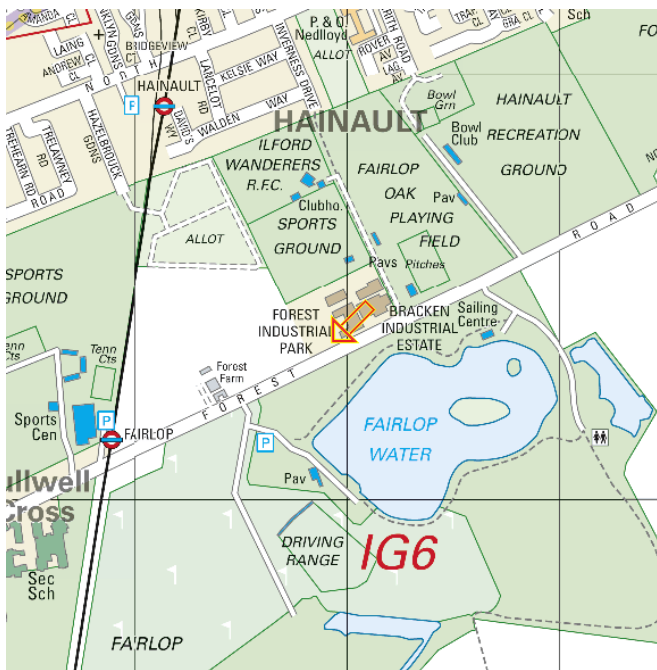
The mark of  
property professionalism worldwide

## Description

Comprises a ground floor garage/workshop, plus a further ground floor industrial/warehouse unit and first floor storage accessible for forklift.  
All units can be let individually or in combinations.

## Location

The property is located on the north side of Forest Road adjacent to Forest Industrial Park and close to Fairlop Tube Station (Central Line) and Fullwell Cross roundabout to the west linking with the A123 and onto A12 Eastern Avenue. To the east, Forest Road connects with A1112 which provides direct access to the A12 which in turn links with the M25 and the A406/M11.



## Energy Performance Certificate (EPC)

Rating: C70

The full EPC and recommendation report can be viewed and downloaded from our website [www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Contact



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**North London/North M25 Office 96 Silver Street Enfield EN1 3TW**

## Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground Floor		
Industrial/Warehouse	3,493	324.50
First Floor Store with Concrete Floor	8,479	77.71
Main Garage Workshop	6,439	598.18
<b>Total</b>	<b>18,411</b>	<b>1,710.38</b>

**NB: Available as a whole or separately**

## Terms

The property is available on a new lease for a term to be agreed.

## Rent

Workshops - £12.50 per sq. ft. per annum exclusive  
First floor store - £6.00 per sq. ft. per annum exclusive  
All prices are subject to VAT if applicable  
**SUBJECT TO CONTRACT**

## Business Rates

To Be Advised

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through joint agents Bowyer Bryce and BTC Group

Property Ref:

## Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property. (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations. (v) All rents and prices quoted are exclusive of VAT (if chargeable).

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Chartered Surveyors  
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