

# Claridges

COMMERCIAL PROPERTY CONSULTANTS

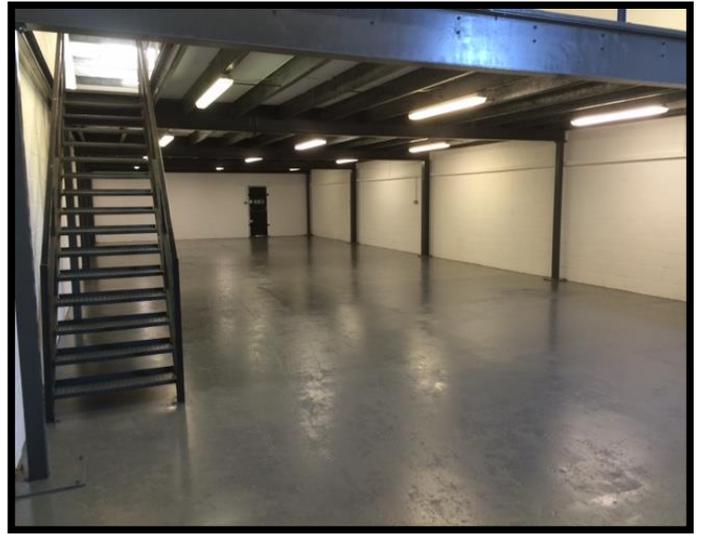
## INDUSTRIAL UNIT / WAREHOUSE / TRADE COUNTER TO LET

### 3872.63 SQ FT (359.81 SQ M)



## VICTORIA PARK INDUSTRIAL CENTRE, ROTHBURY ROAD, LONDON E9

020 8559 1122



**Location:**

Situated on Rothbury Road, Hackney Wick and well located for the A12 East Cross Route, which provides easy connections to the A11 at Bow in one direction and also provides good access going out of town towards Essex and East London. Rothbury Road runs between White Post Lane and the junction with Wansbeck Road and Chapman Road. The nearest station is Hackney Wick, which is one stop to Stratford.

**Description:**

Comprising an industrial unit within an established gated industrial estate with good parking facilities. The units have concertina high bay loading doors and personnel doors. This unit has good eaves height of around 6m, but currently has a mezzanine floor fitted to most of the area and offers 2.49m height below the mezzanine. (This may be removed by current occupiers). The ground floor is arranged as open plan area with WC, show rooms and trade counter area. The mezzanine area is also mainly open plan with two partitioned rooms/office.

**Areas:**

Ground floor 24m deep x 8.56m wide (205.44 sq m)  
Mezzanine (maybe removed) 17.95 m deep x 8.6 m wide (154.37 sq m)

**Total areas**

Ground floor	205.44 sq m
Mezzanine	154.37 sq m
<b>Total area</b>	<b>359.81 sq m (3872.63 sq ft)</b>

**Lease:**

Held on a 10 year lease from 6<sup>th</sup> July 2015 at £30,000 pa with a rent review at the 5<sup>th</sup> year of the term to open market value or a minimum of 2% pa increase compounded (whatever the greater). This lease is outside the Landlord and Tenant Act.

**Premium:**

A premium of £15,000 sought for the benefit of the lease.

**Service Charge:**

£9,308 pa

**VAT:**

VAT may be applicable to rents quoted.



**Business Rates:** London Borough of Tower Hamlets. Rateable Value is £21,000. Rates payable for 2019/20 are approximately £10,500 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Vacant Possession:** The property is available with vacant possession.

**Legal Costs:** The ingoing tenant will be responsible for the landlord's reasonable legal costs in preparing the lease.

**Reference Charge:** Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Holding Deposit:** Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

**Viewing:** **By Appointment only via Claridges Commercial – 0845 205 0007**  
**E: [info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)**

## **Important Notice**

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.