

Well Located Industrial Unit – To be Refurbished – Available from September 2017

Units 1 & 2 Old Ford Trading Estate, Maverton Road, Bow, E3 2JE



- Semi detached industrial/warehouse unit on established estate.
- To Be Refurbished.
- 14,005 sq ft (1,301.10 sq m)
- Dedicated loading area with 12 car parking spaces

Further Information

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Joint agents: Chris Knight and
Hugo Jack at JLL

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Size

Unit 1 : 6,982 sq ft
 Unit 2 : 7,023 sq ft
 Combined : 14,005 sq ft

Tenure

Leasehold

Rent

Upon application

April 2017

Location

Old Ford Trading Estate is situated in Bow, East London, directly off Wick Lane and boasts excellent road communications with the junction onto the A12 Blackwall Tunnel, Northern Approach Road. The estate also benefits from excellent public transport links, with close proximity to Pudding Mill Lane and Hackney Wick train stations. Established trade occupiers on this estate include; Johnstone Paints, City Electrical Factors, Toolstation, Crown Paints and Screwfix.

Description

The property comprises interconnecting industrial/warehouse units located on the end of a four unit terrace. The property is of concrete frame construction with brick/block work elevations under a pitched roof. The combined units benefit from the following specification;

- 6.0m clear internal height.
- 2 ground level loading doors.
- 12 parking spaces.
- Dedicated loading area.
- Ground floor reception.
- First floor offices with WCs.

The units may be split to create two units comprising of 6,982 sq ft and 7,023 sq ft respectively.

Rateable Value

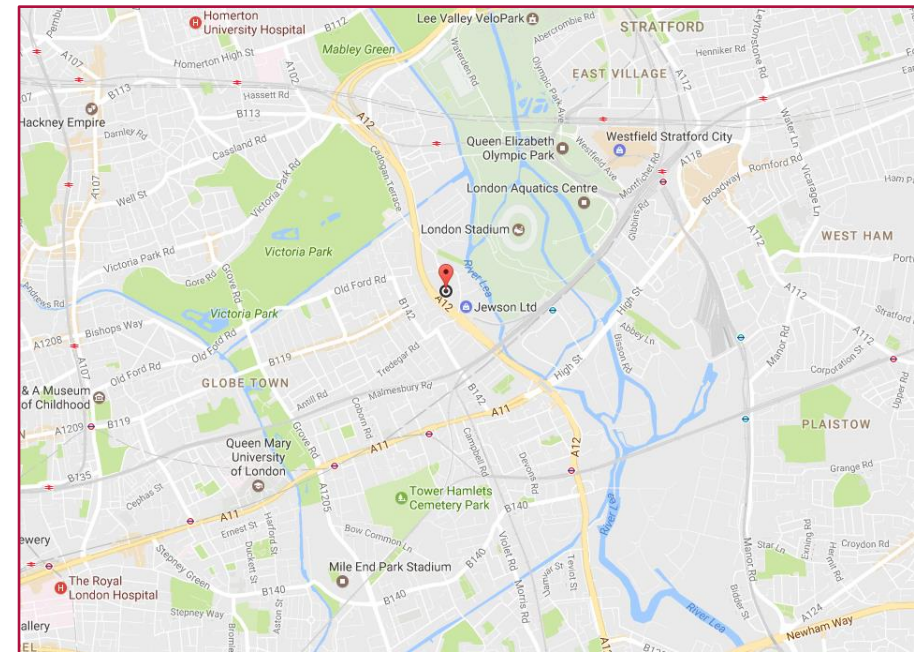
Interested parties are advised to make their own enquiries of the local authority in this regard.

Legal Costs

Each party to bear their own legal costs in this transaction.

Further Information and viewing

Available from the joint sole agents upon request.



Floor Areas (sq ft)	Unit 1	Unit 2	Combined
Ground Warehouse and Office	6,279	6,305	12,584
1 st Floor Offices	539	554	1,093
Covered Loading	164	164	328
Total	6,982	7,023	14,005

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