Bennett Phillips

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DETACHED INDUSTRIAL/WAREHOUSE UNIT 1,001 sq. ft (93m2) FOR SALE

Available

161 NORTHBROOK ROAD
ILFORD
IG1 3BE

- Open plan accommodation
- Office and WC facilities
- Roller shutter access
- Detached unit
- Approximately 0.5 miles from Ilford Station
- Excellent road connectivity

PRICE	TENURE	PROPERTY TYPE	AREA	POSTCODE
£390,000	Freehold	Industrial	Ilford	IG1 3BE

Location
The property is located on Northbrook Road, close to its junction with Cranbrook Road. All retail, restaurant and public transport facilities of Ilford Town Centre are located within walking distance including Ilford station. Numerous bus routes pass the property. The motorway network is easily accessible via the A406/M11 and M25.

Accommodation
The property comprises a detached, single-storey warehouse/industrial unit providing predominantly open-plan accommodation, together with an office and WC facilities.

The unit benefits from three-phase electricity and roller shutter access.
The approximate Gross Internal Area (GIA) is as follows:
Total: 1,001 sq. ft. (93 sq. m.)

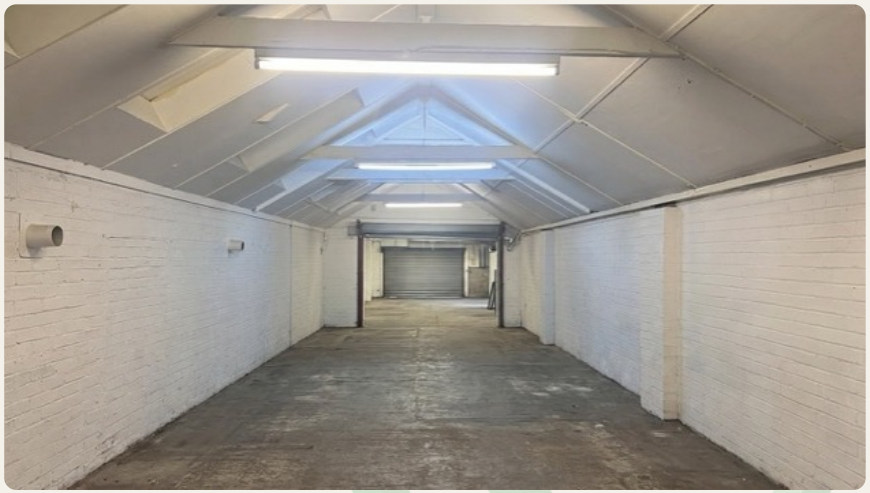
Tenure
Freehold with vacant possession

Price
£390,000

EPC
An EPC has been commissioned. Further details available on request.

BUSINESS RATES
Applicants are advised to make their own enquiries to the Local Council for rates payable.





Possession
Upon completion of legal formalities.

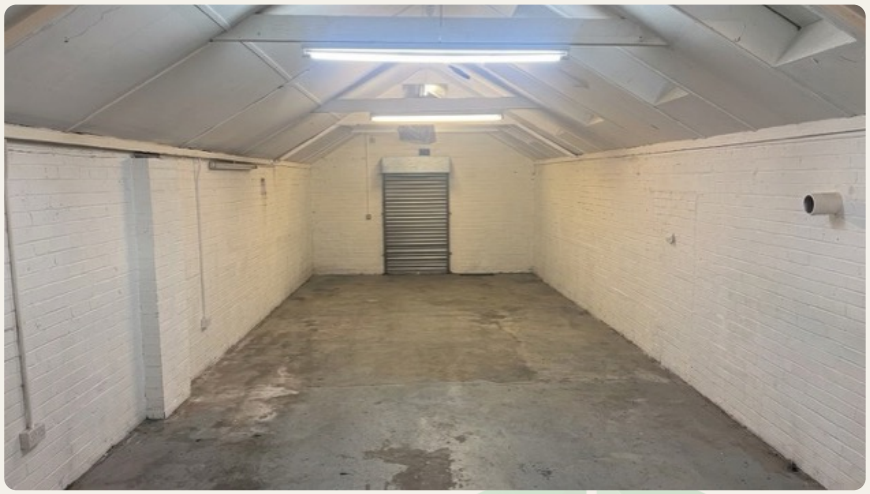
Legal Costs
Each party are to be responsible for their own legal costs borne in this transaction.

Administrative Fee
Upon terms being agreed and prior to Solicitor's being instructed, the prospective purchaser is to pay an administrative fee of £500 plus VAT to Bennett Phillips. This fee will cover all associated administrative costs incurred. In the event that the Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

Viewing
Strictly by appointment through agents Bennett Phillips - 020 8501 3000 - Contact Taylor Phillips at taylor @bennettphillips.com

Certain images within these particulars have been digitally edited using artificial intelligence to illustrate the unit cleared of all contents. They are provided for guidance and spatial illustration only.

PRICE
£390,000







Bennett Phillips for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

1) The particulars are set out as a guide for intending purchasers or lessors and do not constitute part of any offer or contract;
2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them;
3) No person in the employment of Bennett Phillips or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
4) All rents and prices are quoted exclusive of VAT.

GDPR & AML

GDPR General Regulations (GDPR): As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Identity Checks/AML: The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

BPL Estates Ltd T/A Bennett Phillips.
Registered in England, company number 07523221.
Registered office: Create Business Hub, Ground Floor, 5 Rayleigh Road, Hutton, Brentwood, Essex, CM13 1AB

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The Property Ombudsman