



GILMARTIN LEY

## Modern Single Storey Industrial Unit / Warehouse To Let - Enfield EN3

**Unit 31 Redburn Industrial  
Estate  
Woodall Road,  
Ponders End,  
ENFIELD, EN3 4LQ**



### Area

Gross Internal Area: 152 sq.m. (1,635 sq.ft.)

### Rent

£13,000 per annum (approx.  
£1,083 monthly) subject to  
contract

### Property Description

- > Modern steel portal frame warehouse
- > Brick / block walls with part profiled steel clad elevations under an insulated pitched roof
- > 3 Phase Supply
- > Eaves Height 4.00m (13'0")
- > Toilet facilities
- > Electric roller shutter loading door approximately 3.00m by 4.00m
- > Strip lighting
- > Mezzanine office
- > 24 Hour Site Access





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	138.56	1491	
Mezzanine / Office	13.42	144	
4 Car Parking Space			

## Property Location

The premises are situated on Woodall Road at the eastern end of South Street within half a mile of Ponders End (B.R.) Station and just a mile east of the Great Cambridge Road (A10). The M25 (Junction 25) lies approximately three miles to the north.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.**

**Premium**

**Terms** A new lease for a term of years to be agreed on a full repairing and insuring basis.

**Legal Fees:** Both parties' legal fees borne by incoming tenant

**Local Authority:** London Borough of Enfield

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/19388>

**Last Updated:** 02 Mar 2011

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