



GILMARTIN LEY

## Small Warehouse To Let - Enfield EN3

**Modern single story building available with existing custom built refrigerated stores by negotiation**

**Unit 25, Redburn Industrial Estate  
Woodall Road,  
Ponders End,  
ENFIELD, EN3 4LQ**



### Area

Gross Internal Area: 165 sq.m. (1,776 sq.ft.)

### Rent

£15,500 per annum (approx.  
£1,292 monthly) subject to  
contract



### Property Description

Superb modern warehouse, available with refrigerated stores if required by separate negotiation.

- > Modern steel portal frame warehouse
- > Brick/block main walls with profiled metal sheet clad elevations under an insulated pitched roof
- > Custom built refrigerated stores 45.24 sq.m./487 sq.ft. with a capacity of 107.69 cubic metres (can be removed)
- > 3 Phase electricity supply
- > Eaves height 4.48m (14'8")
- > Rezor gas fired space heating
- > Male and female toilet facilities
- > Electric roller shutter loading door 4.00m by 3.70m
- > Forecourt loading and parking for 5 cars
- > Partitioned office and kitchen
- > 24 hour site access



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| Accommodation       | Area sq.m. | Area sq.ft. | Comments |
|---------------------|------------|-------------|----------|
| Warehouse           | 119.76     | 1289        |          |
| Refrigerated Stores | 45.24      | 486         |          |
| 5 Car Spaces        |            |             |          |

## Property Location

The premises are situated on Woodall Road at the eastern end of South Street within half a mile of Ponders End mainline station and just a mile east of the Great Cambridge Road (A10). The M25 (Junction 25) lies approximately three miles to the north and the North-South Route A1055 immediately to the east.

**2010 Rateable Value** £13000.00

**Estimated Rates Payable** £5538 per annum

**Service Charge p.a.**

**Premium** Nil

**Terms** Assignment of a full repairing and insuring lease for a term of 10 years from 10th August 2007 with a rent view and tenant's option to break at the end of the fifth year.

**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/20182>

**Last Updated:** 13 Dec 2011

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Our ref: 20182

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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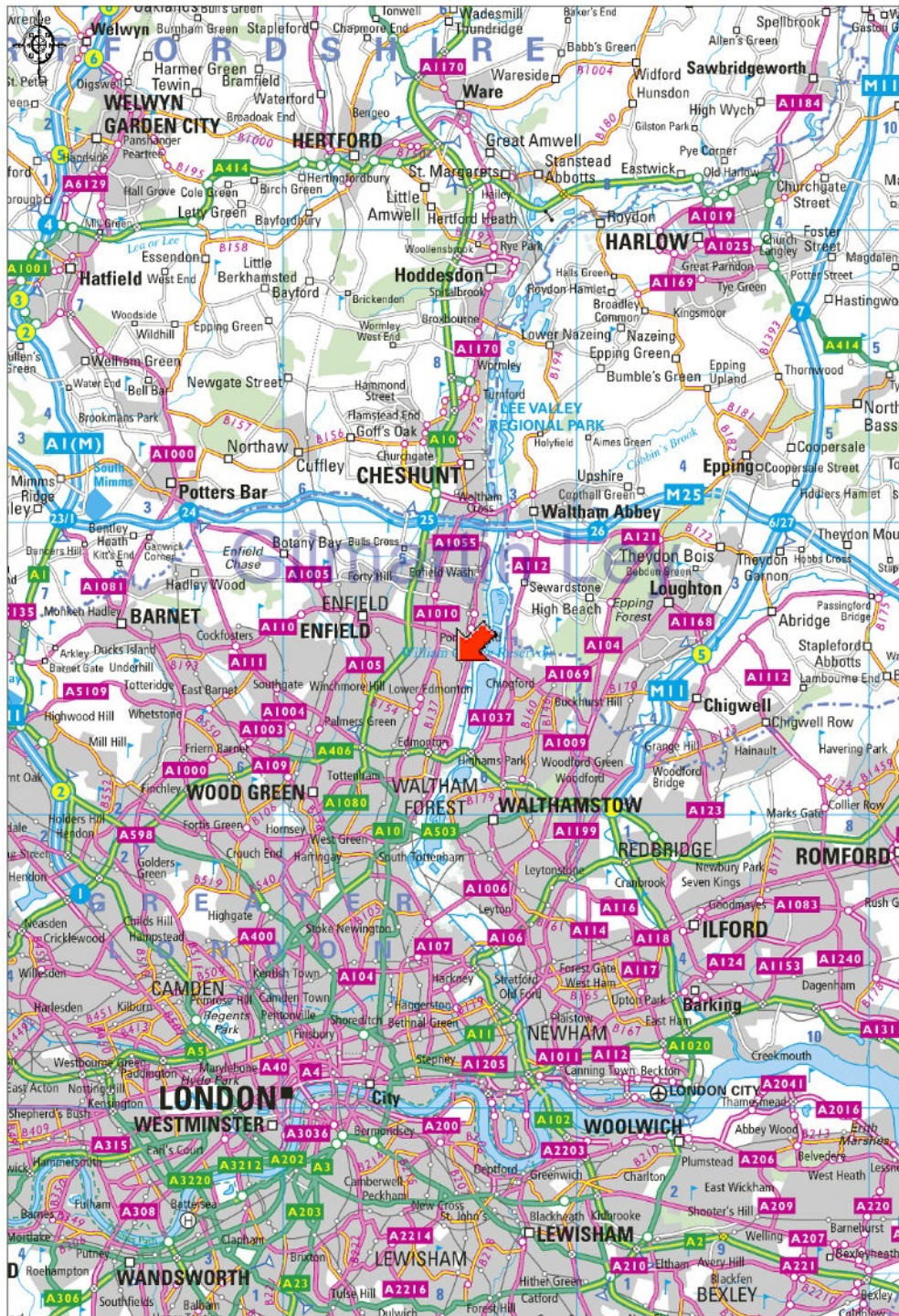


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*This map was created with Promap*

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