

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



Further information online:

<http://www.gilmartinley.co.uk/properties/21778>

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

The property comprises an end of terrace, modern steel portal frame warehouse on an established industrial estate.

- > Eaves height 4.48 metres
- > Forecourt loading and parking for 5 cars
- > Electric roller shutter loading door (4 metres by 3.7 metres)
- > 3 phase electricity
- > Partitioned office and kitchen
- > Reznor gas fired space heating
- > Male & female WCs
- > 24 hour site access



Modern Industrial / Warehouse - Enfield EN3

New Lease On Flexible Terms

Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	165.00	1776	
5 Car Parking Spaces			

Property Location

Redburn Industrial Estate is situated on Woodall Road, accessed from the eastern end of South Street.

The property has excellent road communications being less than 0.25 miles from the roundabout at which Mollison Avenue, Meridian Way (A1055) and Lea Valley Road (A110) intersect. The Great Cambridge Road (A10) is 1 mile to the west of the property and The M25 Motorway (Junction 25) lies approximately 3 miles to the north.

Ponders End Railway Station is situated less than 0.25 miles to the north of the property, which provides regular (circa 45 minute travel time) services to London Liverpool Street Railway & London Underground Terminal and Southbury Road Railway Station is less than 1 mile to the west, which provides regular (circa 30 minute travel time) services to Stratford Railway & London Underground Terminal.

Numerous bus services also run in the vicinity.

2010 Rateable Value £13000.00

Estimated Rates Payable £5538 per annum

Service Charge p.a. The tenant will be responsible for a proportionate contribution to the upkeep of the estate.

Premium Nil

Terms New fully repairing and insuring lease excluding sections 24-28 of the Landlord and Tenant Act 1954 available on terms to be negotiated.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

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

Last Updated: 30 Aug 2013

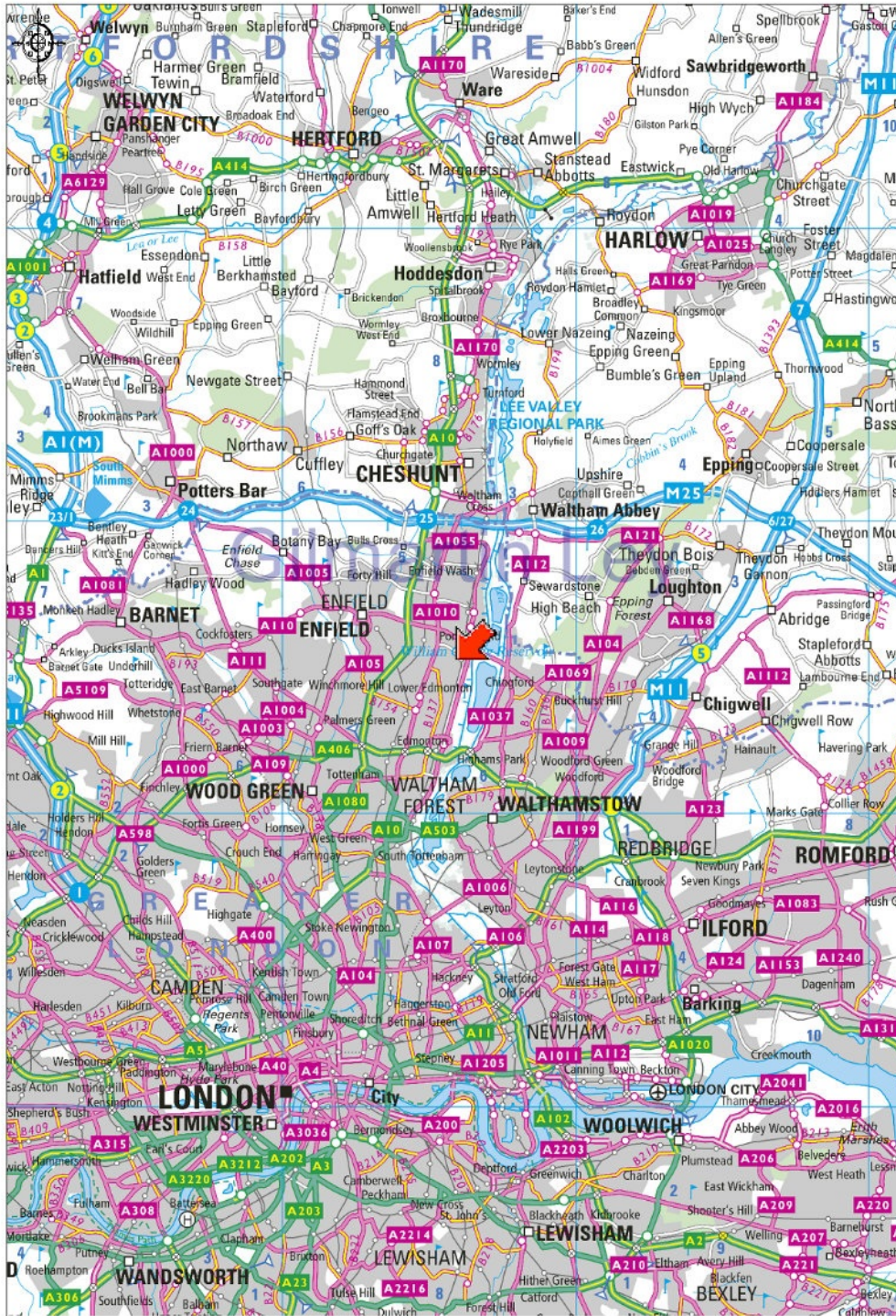
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