



# Modern Industrial / Warehouse To Let - Enfield EN3

New Lease On Flexible Terms

GILMARTIN LEY

**Unit 33 Woodall Road  
Redburn Industrial Estate,  
Ponders End,  
ENFIELD, EN3 4LQ**



#### Area

Gross Internal Area: 153 sq.m. (1,642 sq.ft.)

#### Rent

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

#### Property Description

The property comprises a mid 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 (3 metres wide by 4 metres high)
- > 3 phase electricity
- > First floor office
- > Male & female WCs
- > 24 hour site access





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	138.91	1495	
First Floor Office	13.69	147	
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** £11000.00

**Estimated Rates Payable** £4686 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

**Further information at:** <http://www.gilmartinley.co.uk/properties/22978>  
Energy Performance Certificate

**Last Updated:** 17 Oct 2014

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Our ref: 22978

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX  
[www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

Tel: +44 (0)20 8882 0111  
Fax: +44 (0)20 3137 9053  
Email: [agency1@gilmartinley.co.uk](mailto:agency1@gilmartinley.co.uk)  
Twitter: @gilmartinley



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