



Warehouse To Let - Enfield - EN3

New lease available on flexible terms

GILMARTIN LEY

Unit 35 Redburn Industrial Estate
Woodall Road,

ENFIELD, EN3 4LQ



Area

Gross Internal Area: 219 sq.m. (2,352 sq.ft.)

Rent

£25,000 per annum (approx.
£2,083 monthly) subject to
contract

Property Description

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

The property benefits from ground floor warehouse accommodation, well appointed offices arranged over ground and mezzanine levels, additional storage at mezzanine level, WCs and kitchen facilities.

The forecourt yard to the front of the property has 4 marked parking spaces and loading is via a full height roller shutter door.

- > New lease available
- > Gross internal area 218.16 sq.m (2,348 sq.ft)
- > Forecourt yard with 4 marked car spaces
- > Eaves height 4.27 metres
- > Loading door 4 metres high x 3.14 metres wide
- > Excellent transport links
- > M25 Motorway (Junction 25) approximately 3 miles to the north
- > Ponders End Railway Station less than 0.25 miles to the north.





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	137.93	1,484	
Mezzanine level	80.67	868	

Property Location

The 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 services to London Liverpool Street (circa 20 minute travel time) & Tottenham Hale station (circa 7 minute travel time) respectively. Southbury Road Railway Station is less than 1 mile to the west, which provides regular (circa 12 minute travel time) services to Seven Sisters Underground Station (Victoria Line) and London Liverpool Street also.

2017 Rateable Value £15500.00

Estimated Rates Payable £6603 per annum

Service Charge p.a. TBC

Premium N/A

Terms A new FRI lease is available on flexible terms to be agreed.

Legal Fees: Each party is to bear its 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/26084>

Last Updated: 11 Dec 2017

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Our ref: 26084

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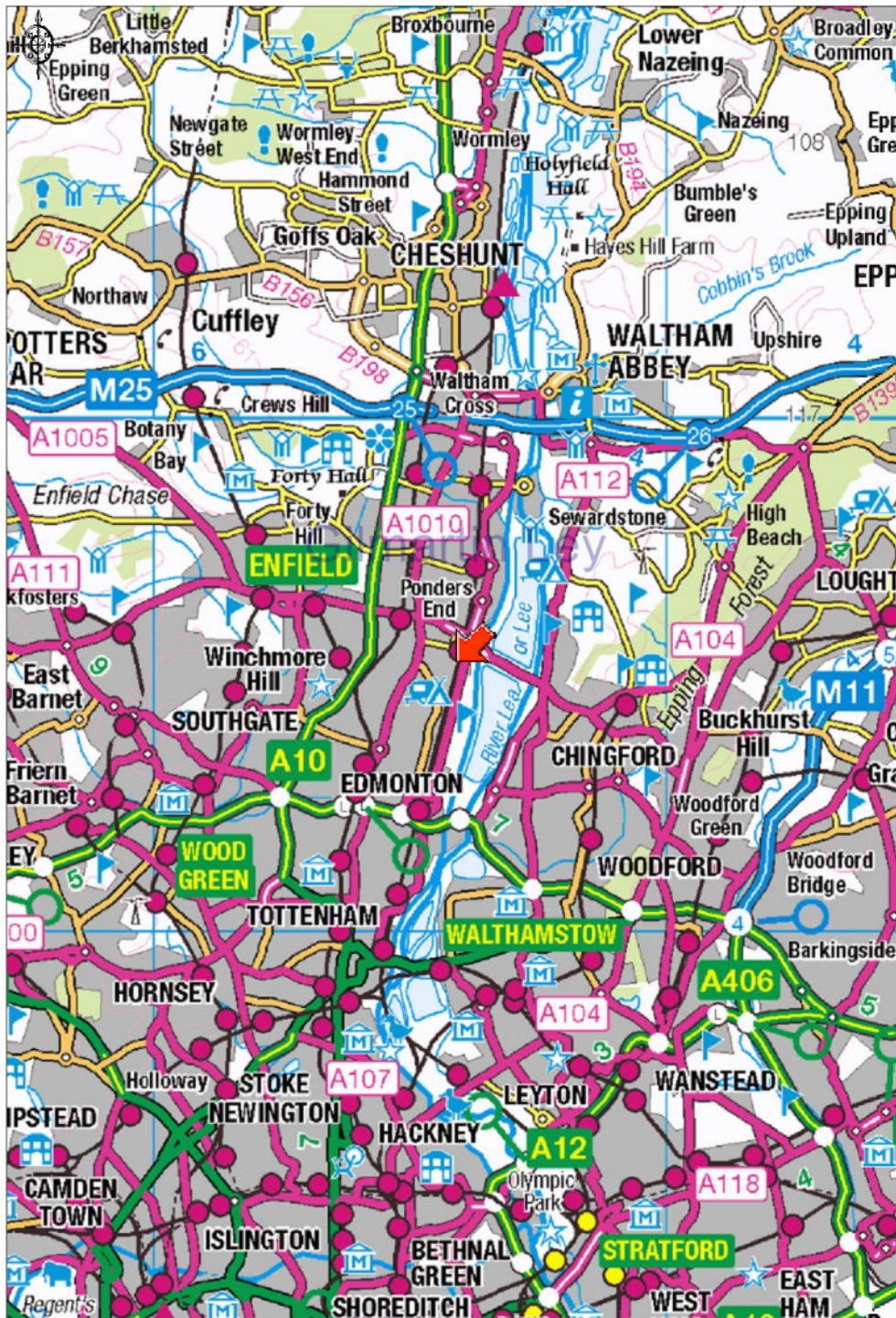


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