



Warehouse To Let - Enfield - EN3

New lease available on flexible terms

GILMARTIN LEY

Unit 37 Redburn Industrial Estate
Woodall Road,
Ponders End,
ENFIELD, EN3 4LQ



Area

Gross Internal Area: 168 sq.m. (1,809 sq.ft.)

Rent

£22,500 per annum (approx.
£1,875 monthly) subject to
contract

Property Description

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

The property benefits from ground floor warehouse space, with office accommodation at first floor level. The unit also has separate 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 on flexible terms
- > Forecourt yard with 4 marked car spaces
- > Eaves height 4.17 metres
- > 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	140.38	1,511	
First Floor	27.71	298	

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 £11750.00

Estimated Rates Payable £5005 per annum

Service Charge p.a. TBC

Premium Nil

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/26402>
Offer Requirements

Last Updated: 02 Aug 2018

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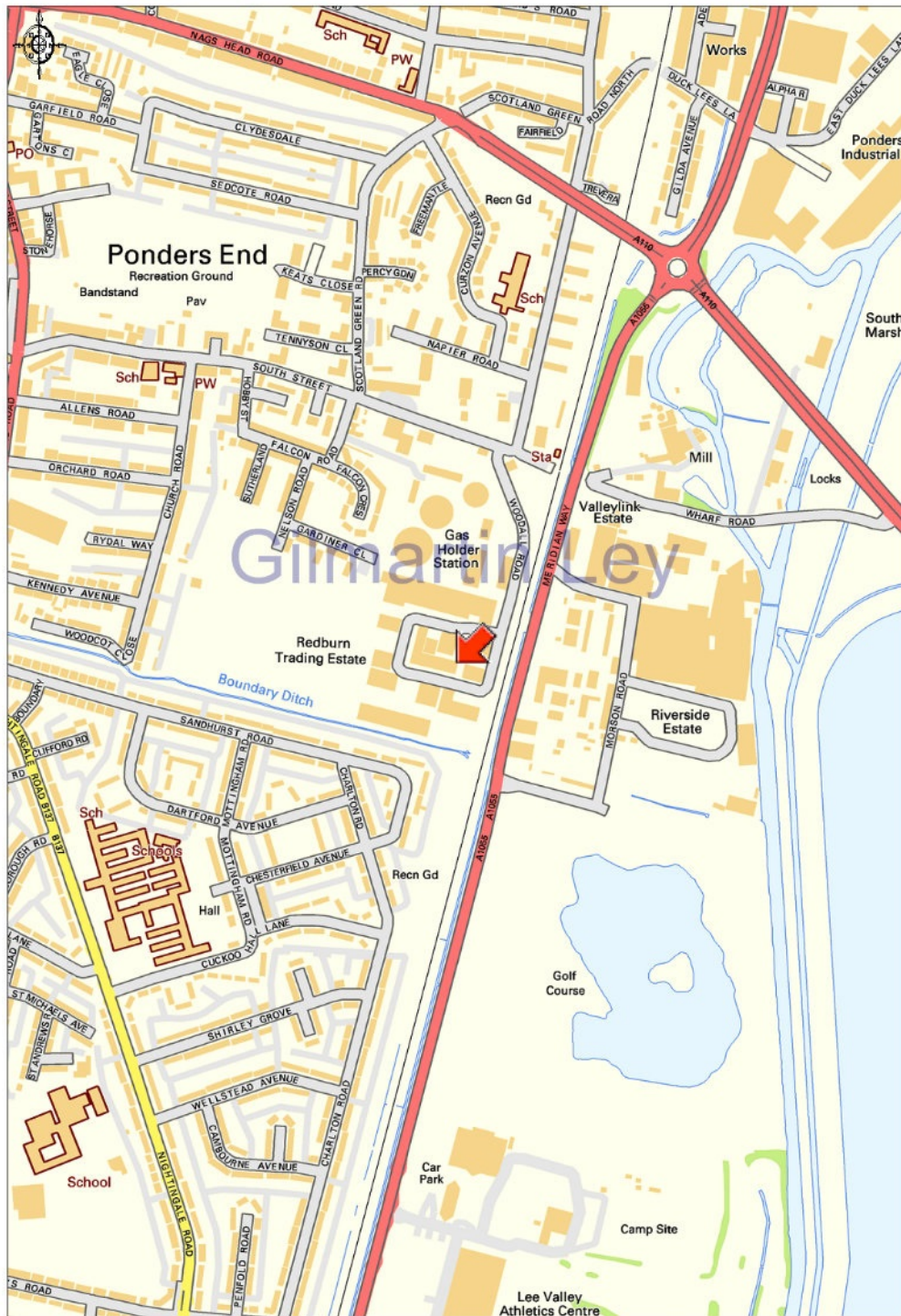


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Our ref: 26402

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

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