



# Modern Industrial Warehouse To Let - Enfield EN3

GILMARTIN LEY

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



### Area

Gross Internal Area: 153 sq.m. (1,643 sq.ft.)

### Rent

Passing Rent £18,000 per annum (approx. £1,500 monthly) subject to contract

### Property Description

The property comprises a mid terrace, modern steel portal frame warehouse on an established industrial estate. The unit is configured as predominantly open warehousing at ground floor, with a small first floor office.

Externally, the unit benefits from its own forecourt yard with parking of 5 vehicles, as well as loading provisions into the unit via the electronically operated loading door.

- > Available by way of assignment at a reversionary rent
- > Strategic industrial location
- > Eaves height 4.48 metres
- > Forecourt loading and parking for 5 cars
- > 3 phase electrical supply
- > Excellent communications via road and rail
- > 0.25 miles to Ponders End Station (National Rail)



Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Warehouse	138.91	1,495	
First floor office	13.69	147	



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## Property Location

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

The property is strategically placed within a predominantly industrial area with 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 (Greater Anglia) 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, and Southbury Railway Station (London Overground) is less than 1 mile to the west, which provides regular (circa 30 minute travel time) services to London Liverpool Street.

Numerous bus services also run in the vicinity.

**2017 Rateable Value** £13000.00

**Estimated Rates Payable** £2080 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** Assignment of the existing 10 lease commencing 17th October 2014 date (contracted outside of the 1954 Landlord and Tenant Act).

OR

A new fully repairing and insuring lease on terms to be negotiated may be available.

**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/29652>  
Offer Requirements Document  
Occupational Lease

**Last Updated:** 09 Dec 2021

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Our ref: 29652

Property Investment and Development Consultants  
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