



GILMARTIN LEY

Modern Industrial Warehouse To Let - Enfield EN3

**Unit 33 Redburn Industrial
Estate
Woodall Road,
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 for 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)

<https://www.gilmartinley.co.uk/properties/to-rent/warehouses-b8/ponders-end/enfield/en3/29652>

Our ref: 29652

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor Warehouse	138.91	1,495	
First floor office	13.69	147	

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.

2023 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: <https://www.gilmartinley.co.uk/properties/29652>
Offer Requirements Document
Occupational Lease

Last Updated: 13 Aug 2024

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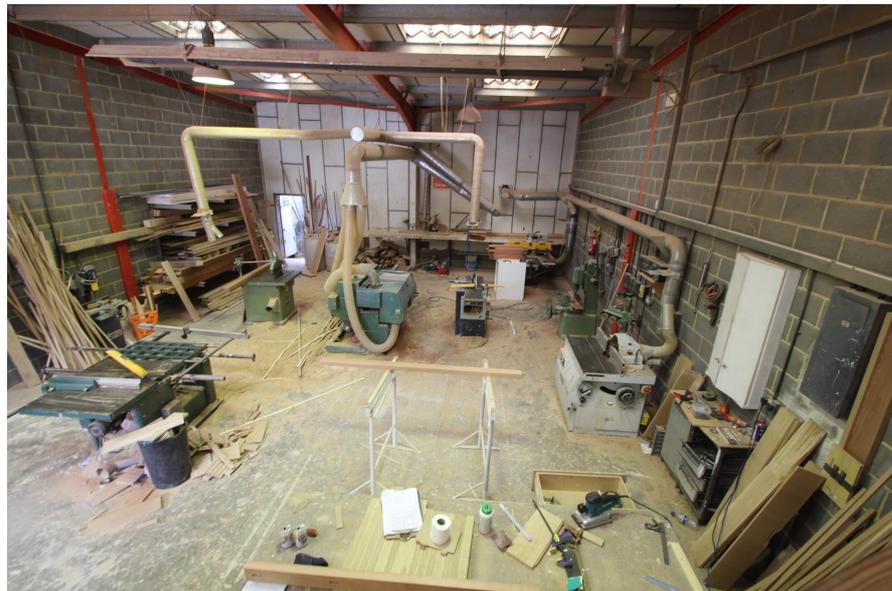
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