



# Warehouse To Let - Enfield EN3

Available on a new lease

GILMARTIN LEY

**Unit 35 Redburn Industrial Estate  
Woodall Road,**

**ENFIELD, EN3 4LQ**



### Area

Gross Internal Area: 221 sq.m. (2,376 sq.ft.)

### Rent

£35,000 per annum (approx. £2,917 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.

### Key considerations

- > New lease available
- > Strategic industrial location
- > Eaves height 4.27 metres
- > Forecourt yard with 4 marked car spaces
- > Loading door 4 metres high x 3.14 metres wide
- > 3 phase electrical supply
- > Excellent transport links
- > 0.25 miles to Ponders End Station (National Rail)
- > M25 Motorway (Junction 25) approximately 3 miles to the north



Accommodation	Area sq.m.	Area sq.ft.	Comments
Gross Internal Area	220.82	2,376	



# Warehouse To Let - Enfield EN3

Available on a new lease

## GILMARTIN LEY

### 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** £15500.00

**Estimated Rates Payable** £7440 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** A new fully repairing and insuring lease available on 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/29926>  
Energy Performance Certificate

**Last Updated:** 20 May 2022

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.



# Warehouse To Let - Enfield EN3

Available on a new lease

GILMARTIN LEY

Unit 35 Redburn Industrial Estate Woodall Road ENFIELD EN3 4LQ



© Crown Copyright. All Rights Reserved. Licence number 100019151. Printed on 1/10/20

<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/ponders-end/enfield/en3/29926>

Our ref: 29926

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

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

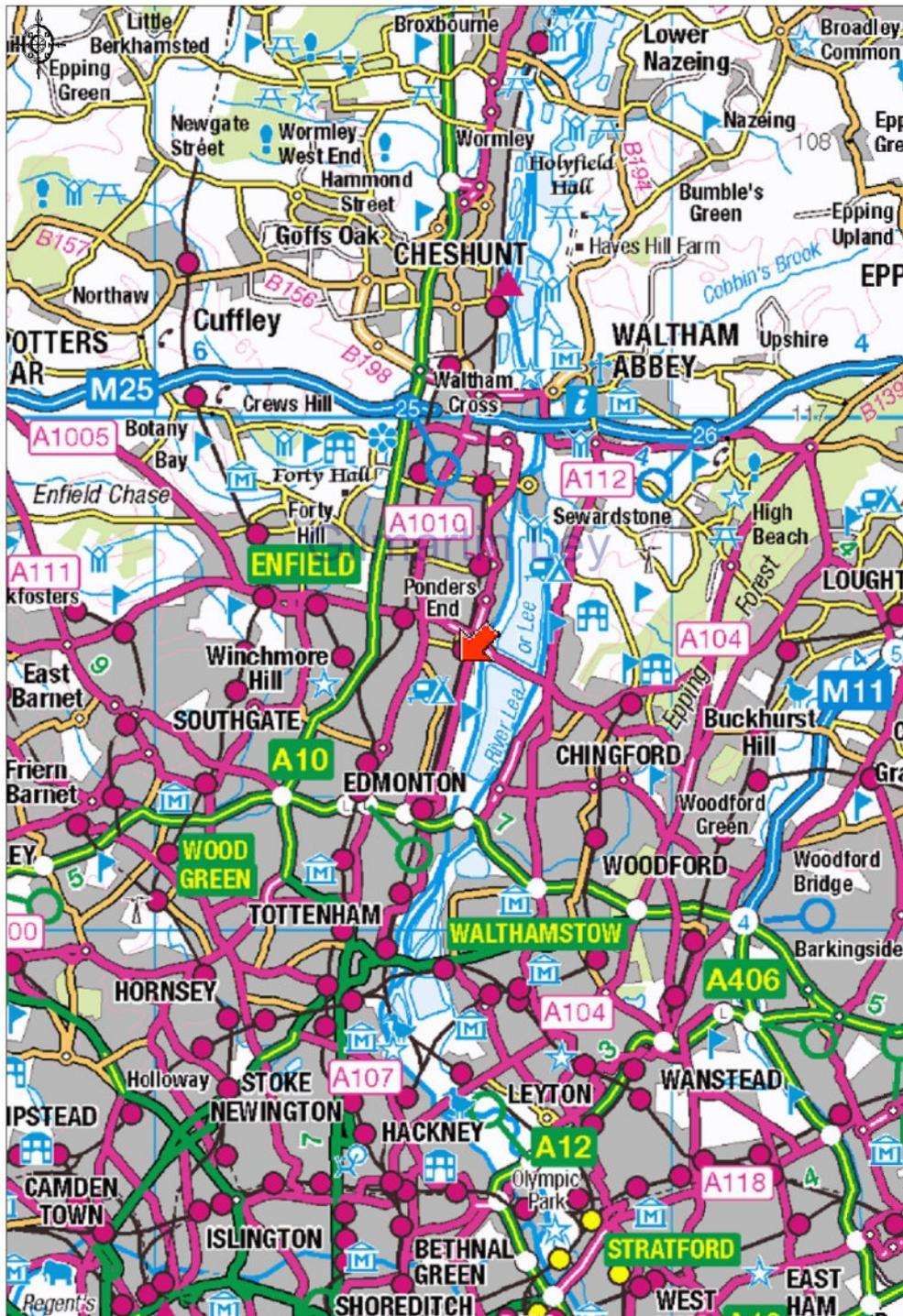


GILMARTIN LEY

# Warehouse To Let - Enfield EN3

Available on a new lease

Unit 35 Redburn Industrial Estate Woodall Road ENFIELD EN3 4LQ



<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/ponders-end/enfield/en3/29926>

Our ref: 29926

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

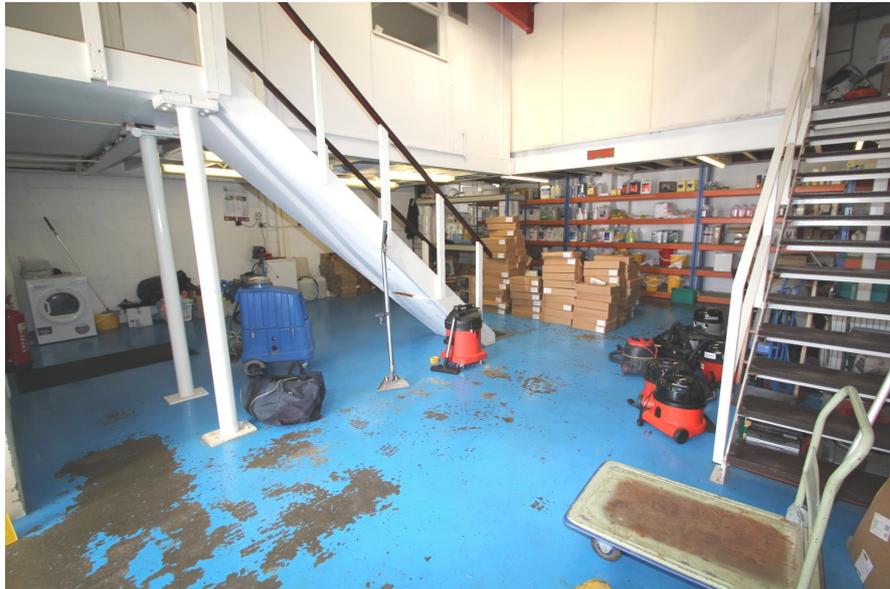
Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Warehouse To Let - Enfield EN3

Available on a new lease



<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/ponders-end/enfield/en3/29926>

*Our ref:* 29926

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

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



# Warehouse To Let - Enfield EN3

Available on a new lease

GILMARTIN LEY



<https://www.gilmartinley.co.uk/properties/to-rent/light-industrial/ponders-end/enfield/en3/29926>

*Our ref:* 29926

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

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Warehouse To Let - Enfield EN3

Available on a new lease

