



Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

GILMARTIN LEY

Unit 21 Redburn Industrial Estate
Woodall Road,

ENFIELD, EN3 4LQ



Price

£325,000 subject to contract



Property Description

The property comprises a 1,679 sq ft mid terraced, modern steel portal frame warehouse with an eaves height of 4.55m rising to an apex of 4.92m. It is situated on an established industrial estate.

The ground floor of the property provides warehouse accommodation, kitchenette and WC, while the mezzanine level provides office accommodation and an additional WC. Loading to the unit is via an electric roller shutter door.

The property is serviced by a generous forecourt yard, which has 4 marked car parking spaces. The container on the forecourt occupies 3 of the parking spaces and is currently used as storage but has historically has been used as a refrigerated unit / cold store.

Key considerations:

- > Rarely available warehouse for sale with vacant possession
- > 125 year lease from 25th March 1984
- > Gross Internal Area: 156 sq.m. (1,679 sq.ft.)
- > Forecourt loading with parking for 4 cars
- > Additional storage container included
- > Eaves height: 4.55m, rising to an apex of 4.92m
- > Electric roller shutter (3.01m x 4.03m)
- > Highly desirable and strategic industrial location
- > Excellent communications via road and rail
- > 350m to Ponders End Station (Greater Anglia) with a 20 minute travel time to London Liverpool Street



Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

GILMARTIN LEY

Accommodation

Gross Internal Area: 156 sq.m. (1,679 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Mezzanine	60.24	648	
Ground Floor	95.83	1,031	
External storage container	17.31	186	In addition to warehouse GIA

Property Location

Redburn Industrial Estate is situated on Woodall Road, accessed from the eastern end of South Street. Ponders End has seen some significant regeneration in recent times. Approximately 750m to the north-west, the development of the Electric Quarter on Ponders End High Street featured 167 new homes and over 1,000 square metres of commercial and community space.

The property is situated 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 350m to the north of the property, which provides regular services to London Liverpool Street with a travel time of circa 20 minutes. Numerous bus services also run in the vicinity.

2023 Rateable Value £11500.00

Estimated Rates Payable £0 per annum

Terms 125 year long leasehold interest from 25th March 1984 for sale (85.5 years unexpired) with vacant possession. The annual ground rent is currently £1,400. A copy of the lease and details relating to ground rent and service charge are available to download.

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: <https://www.gilmartinley.co.uk/properties/31451>
Offer Requirements Document
OS extract
Ground rent information
Service charge information
Long Lease
Energy Performance Certificate

Last Updated: 18 Apr 2024

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;

<https://www.gilmartinley.co.uk/properties/for-sale/light-industrial/ponders-end/enfield/en3/31451>

Our ref: 31451

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
Website: www.gilmartinley.co.uk



Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

GILMARTIN LEY

(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 59c Station Road, Winchmore Hill, London N21 3NB.

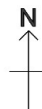


GILMARTIN LEY

Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

Unit 21 Redburn Ind Est, EN3 4LQ



Map supplied by
Centremaps Live

OS MasterMap 1250/2500/10000 scale
Tuesday, August 22, 2023, ID: CM-01121553
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 535856 E, 195265 N

©Crown Copyright Ordnance Survey. Licence no. AC0000849896



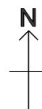
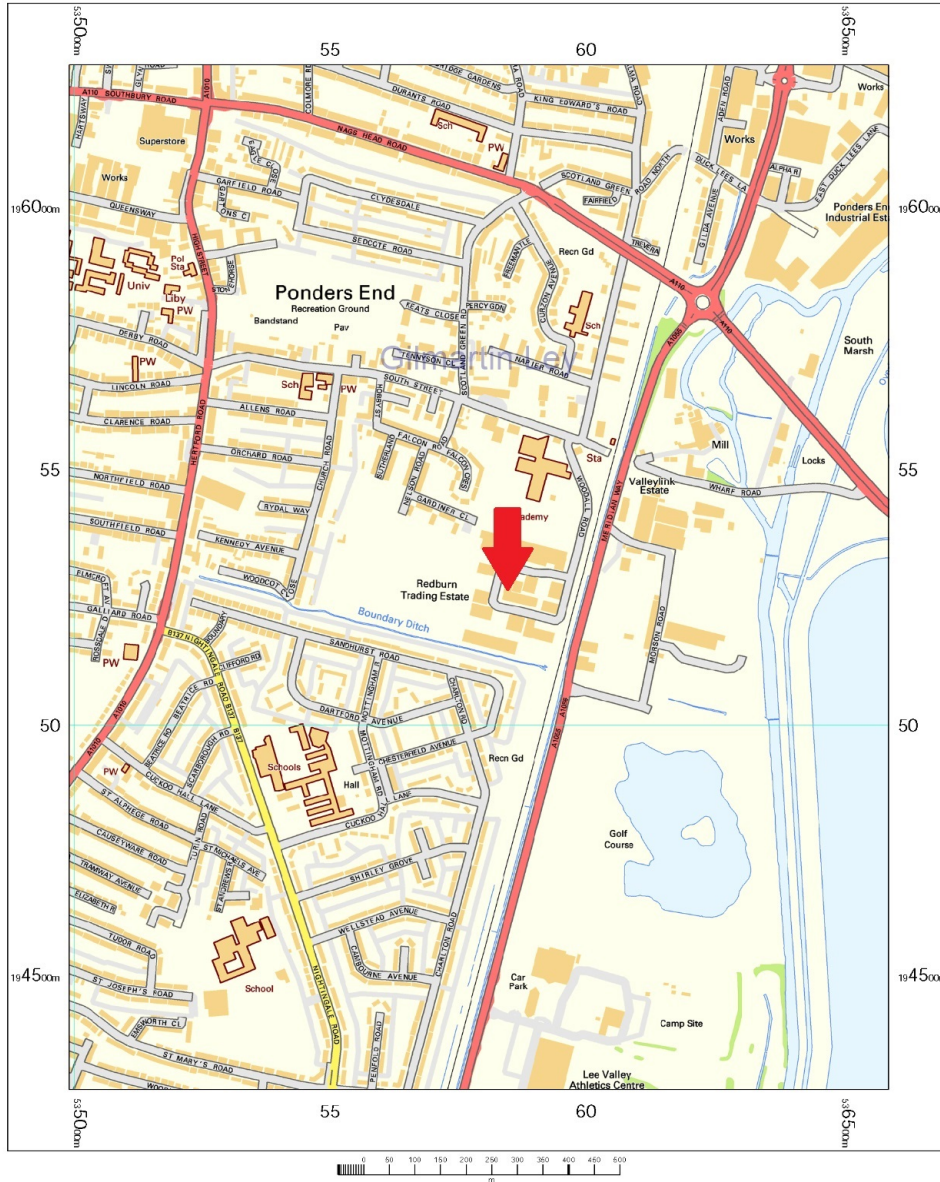


GILMARTIN LEY

Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

21 Redburn Ind Est, EN3 4LQ



Map supplied by
Centremaps Live

OS Streetview
Tuesday, August 22, 2023, ID: CM-01121555
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 535791 E, 195289 N

Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/for-sale/light-industrial/ponders-end/enfield/en3/31451>

Our ref: 31451

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
Website: www.gilmartinley.co.uk

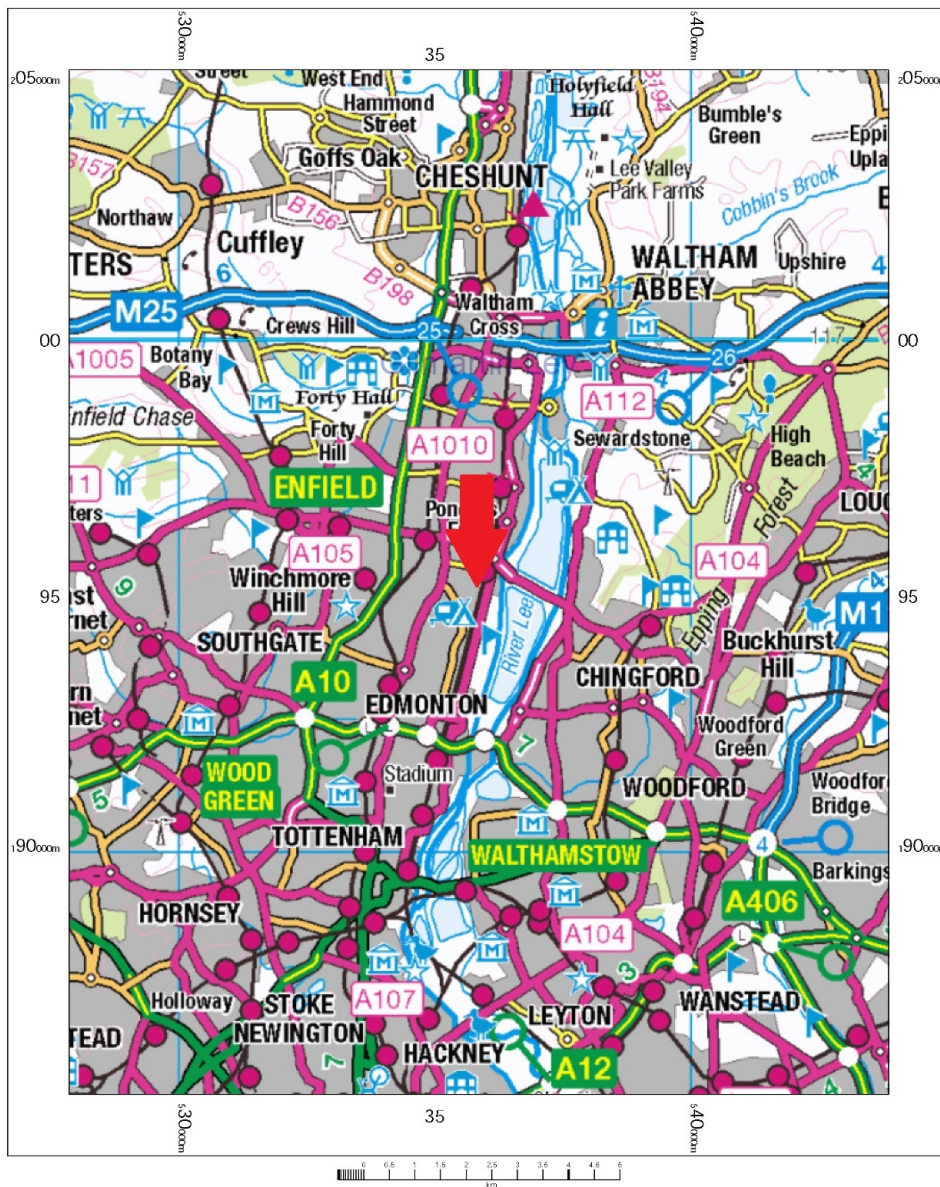


GILMARTIN LEY

Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

21 Redburn Ind Est, EN3 4LQ



N
 Map supplied by
 Centremaps Live

OS 250k scale raster
 Tuesday, August 22, 2023, ID: CM-01121559
 www.centremapslive.co.uk
 1:100000 scale print at A4, Centre: 535866 E, 195269 N
 Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/for-sale/light-industrial/ponders-end/enfield/en3/31451>

Our ref: 31451

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
 Website: www.gilmartinley.co.uk



Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

GILMARTIN LEY





GILMARTIN LEY

Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)





GILMARTIN LEY

Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)





GILMARTIN LEY

Warehouse For Sale - Enfield EN3

Vacant possession - long leasehold (85 years remaining)

