



GILMARTIN LEY

# Warehouse For Sale - Enfield EN3

**Vacant possession - long leasehold (85 years remaining)**

**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



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## 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:** 06 Jun 2024

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*Our ref: 31451*

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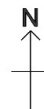
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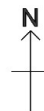
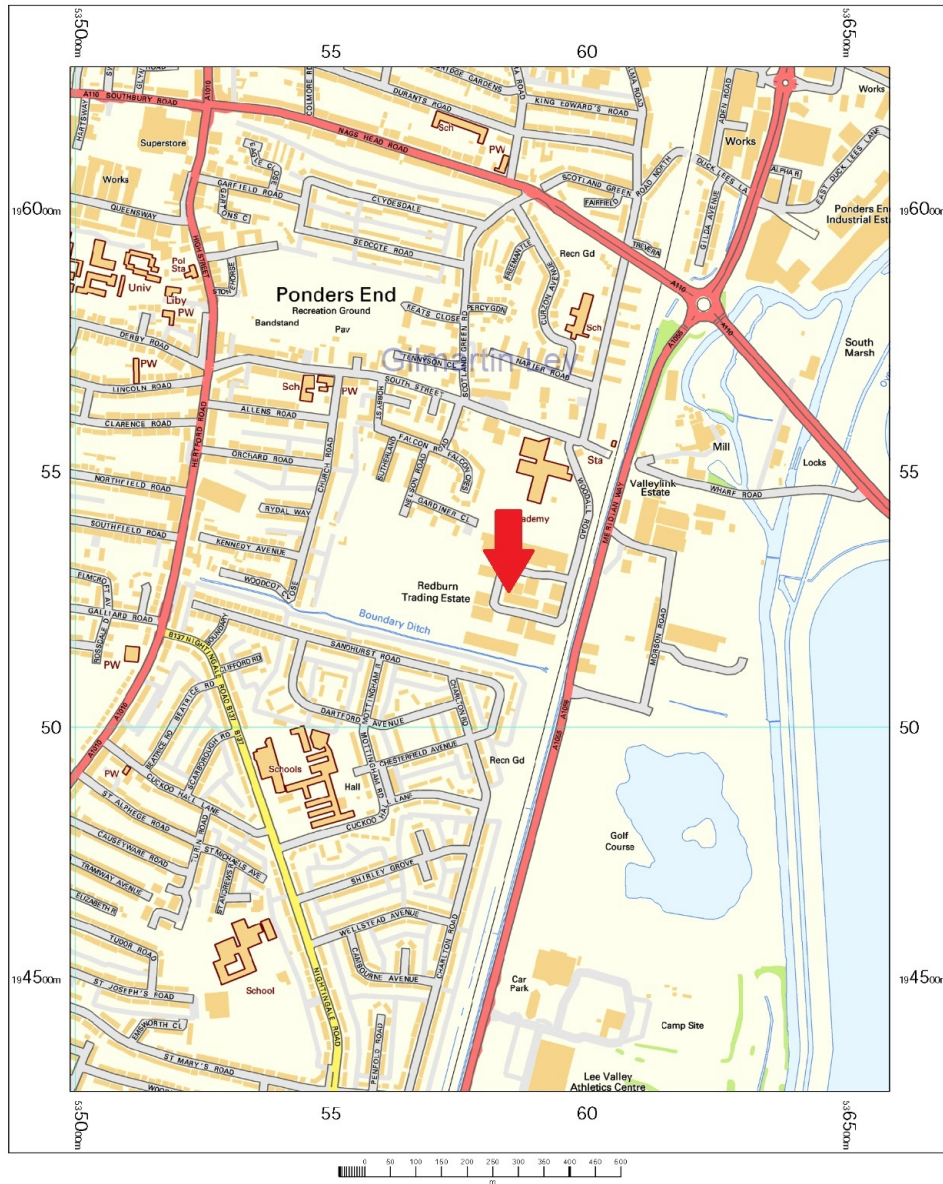
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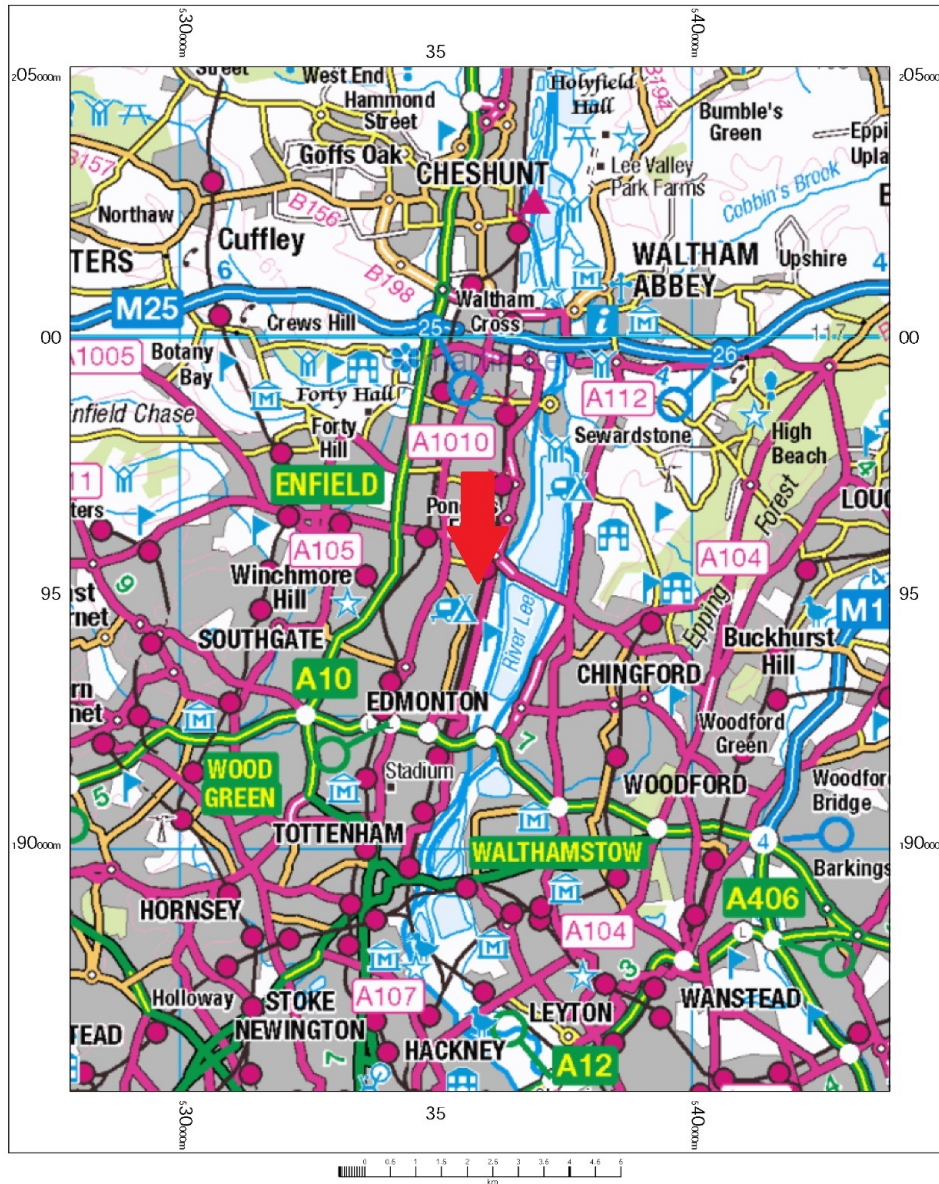
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21 Redburn Ind Est, EN3 4LQ



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