



GILMARTIN LEY

**Unit 21 Redburn Industrial Estate  
Woodall Road,  
Ponders End,  
ENFIELD, EN3 4LQ**



**Area**

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

**Rent**

£30,000 per annum (approx. £2,500 monthly) 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.

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:**

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





# Warehouse To Let - Enfield EN3

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## Accommodation

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

Unit	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

**Service Charge p.a.** Currently £1,400 per annum. Details available to download from our website.

**Premium** n/a

**Terms** A fully repairing new 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:** <https://www.gilmartinley.co.uk/properties/32069>  
Energy Performance Certificate  
Service charge information  
Offer requirements document

**Last Updated:** 22 Aug 2024

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*Our ref:* 32069

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

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 Tuesday, August 22, 2023, ID: CM-01121553  
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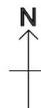
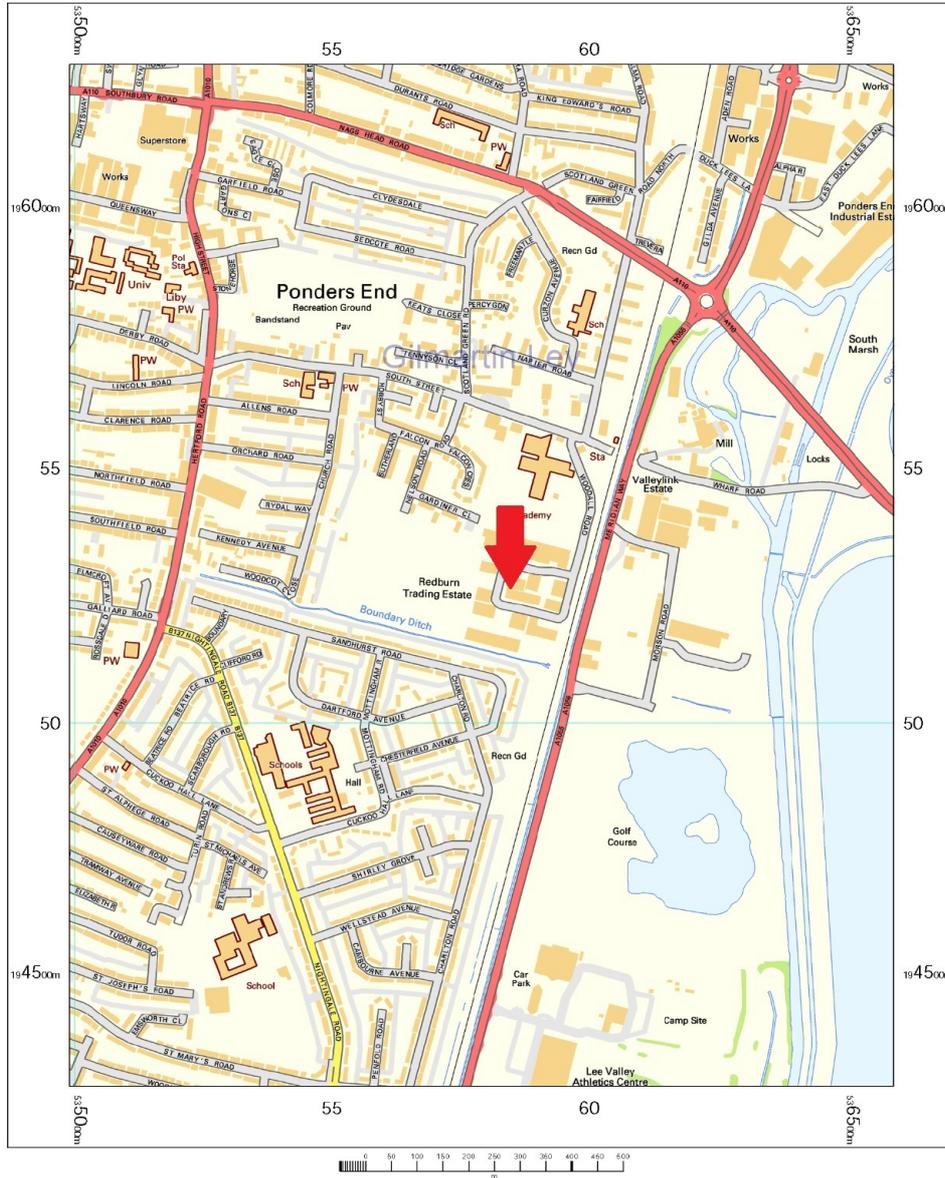


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OS Streetview  
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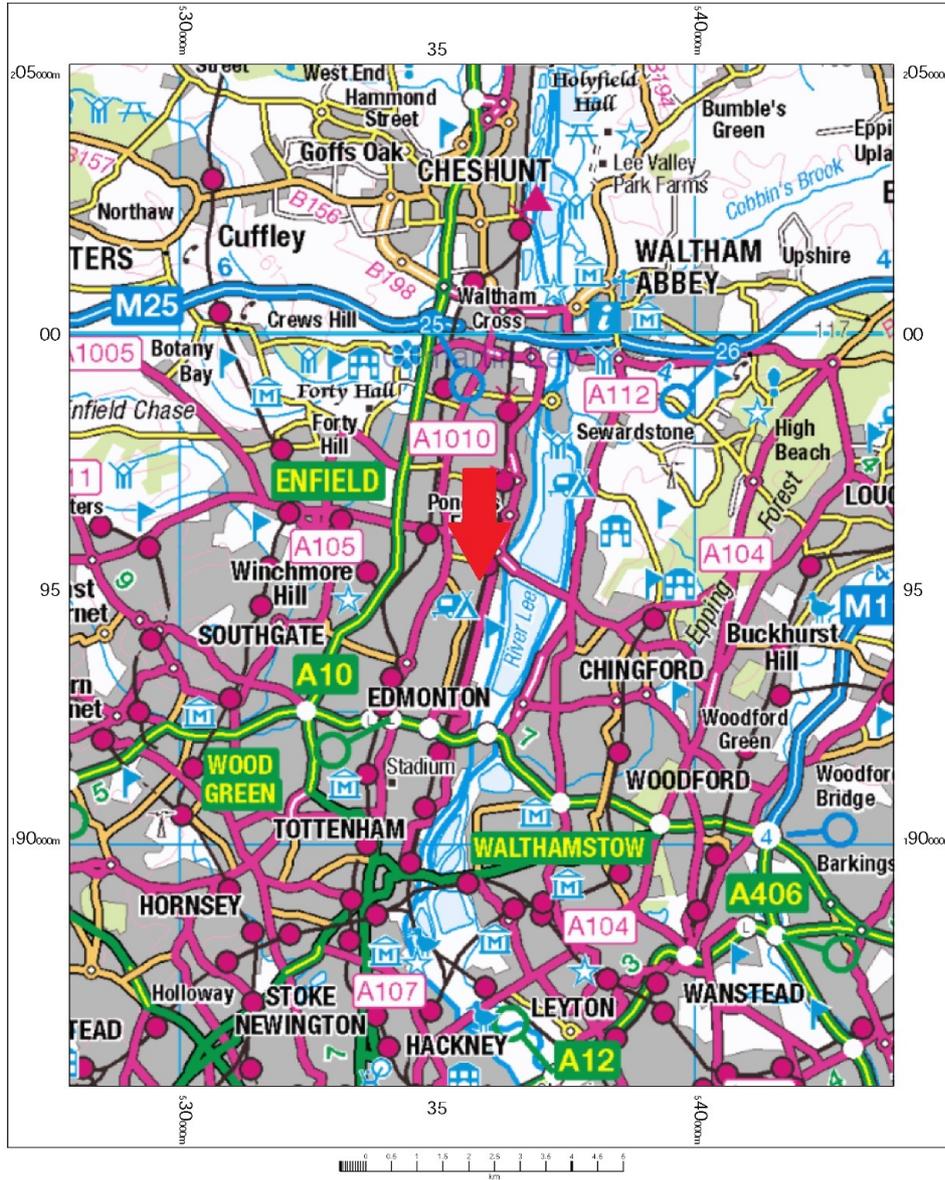


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OS 250k scale raster  
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