



Warehouse to Let - Enfield EN3

New lease available

GILMARTIN LEY

Unit 27 Redburn Industrial Estate
Woodall Road,
Enfield,
ENFIELD, EN3 4LQ



Area

Gross Internal Area: 265 sq.m. (2,849 sq.ft.)

Rent

£38,000 per annum (approx. £3,167 monthly) subject to contract

Property Description

The property comprises a mid terraced, modern steel portal frame warehouse with an eaves height of 4.55m rising to an apex of 4.92m with space over ground and mezzanine levels.

The ground floor is fitted out as predominantly laboratory space, providing warehouse / workshop accommodation, storage, office rooms and separate WCs. The mezzanine / first floor level provides a break out space with kitchen, further office accommodation and store rooms.

The unit benefits from 3 phase electrical supply, roller shutter loading door, air conditioning and good natural light with translucent roof panels. The property has a generous forecourt yard, which has 4 marked car parking spaces.

Key considerations:

- > A new lease on terms to be agreed
- > Highly desirable and strategic industrial location
- > Gross Internal Area: 2,849 sq ft inc. mezzanine
- > Eaves height: 4.55m, rising to an apex of 4.92m
- > Forecourt loading and parking for 4 vehicles
- > Roller Shutter door to warehouse
- > 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: 265 sq.m. (2,849 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground	157.09	1,690	Ground floor warehouse with offices and W/Cs
Mezzanine / First	105.95	1,140	Offices, storage and break out space with kitchen

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 features 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 Tottenham Hale (7 mins), as well as London Liverpool Street and Stratford with a travel time of circa 20 minutes. Numerous bus services also run in the vicinity.

2023 Rateable Value £22250.00

Estimated Rates Payable £10680 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing 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/33475>
Offer Requirements Document

Last Updated: 04 Mar 2026

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Our ref: 33475

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



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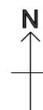
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OS Streetview
Monday, March 2, 2026, ID: CM-01266008
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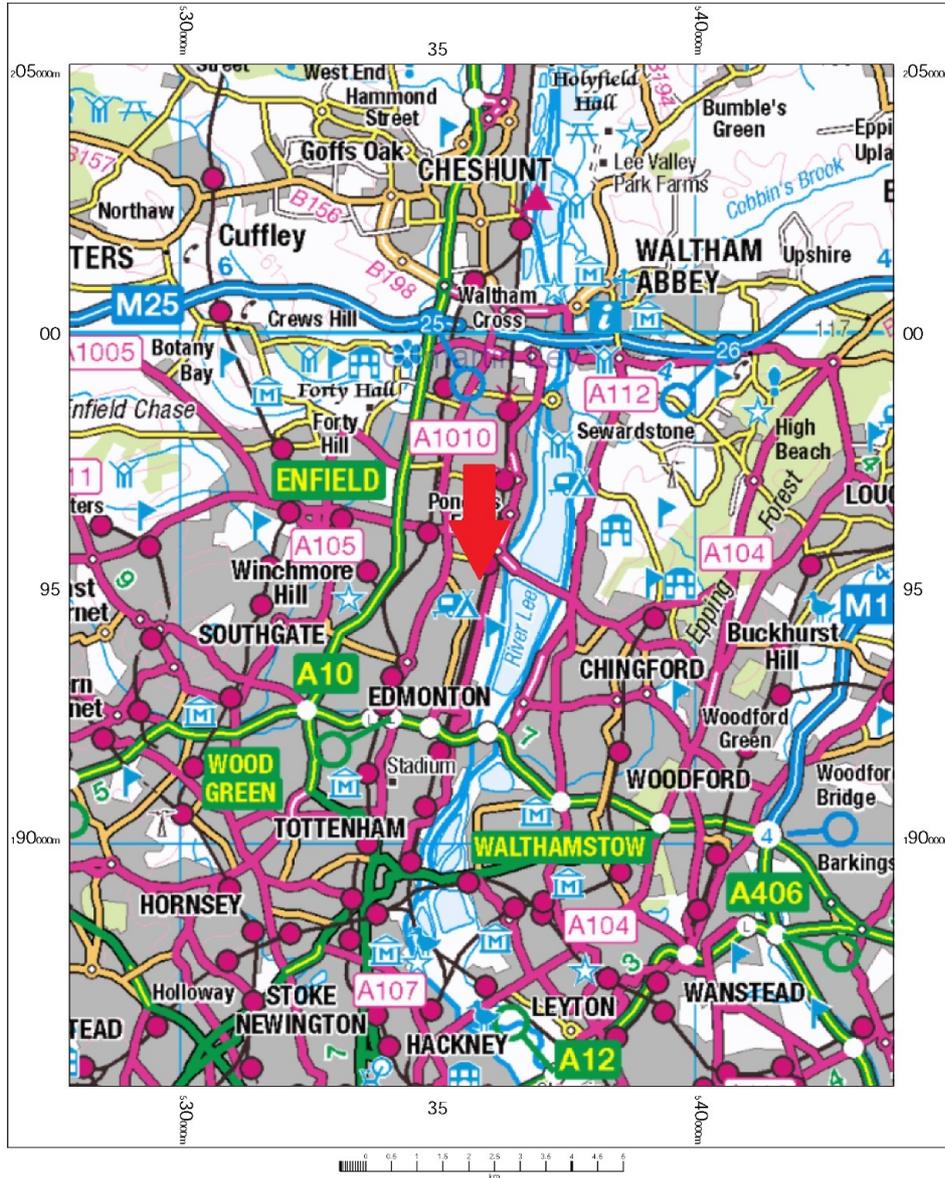


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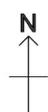
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OS 250k scale raster
 Monday, March 2, 2026, ID: CM-01266019
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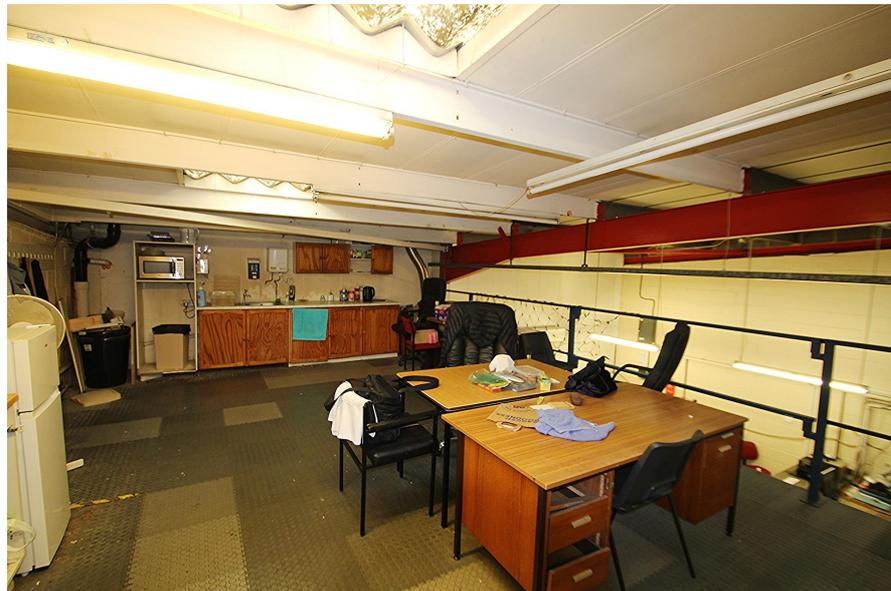
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