

**Bennett
Phillips
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



**Single Storey Warehouse/Storage Unit
with ample loading facilities**

**Approx 13,209sq ft (1,228.43m sq)
Secure yard / loading
2,318sq ft (215.57m2)**

Available on an annual Lease

**1 Raven Road
South Woodford
London E18 1HB**

- **ONLY £8 psf exc Plus VAT**
- **Mainly open plan**
- **4 full height roller shutters within a secure yard**
- **Covered loading bay**
- **Motion sensitive lighting**
- **Min 11' 0" / max 13' 0" floor to ceiling height**



Location

The unit is located within the Raven Road Industrial Estate, which is situated on Chigwell Road, at the junction with "Charlie Browns" Roundabout. The Estate benefits from being very well placed for both the local & national road network (A406, A12 & A13) & (M11) -connection at Charlie Browns & Junction 6 of the (M25) - within 7 miles. South Woodford (Central Line) Station is within a 10-minute walk.

Accommodation

Comprising a single storey warehouse presented in mainly clear space, with up to four full height roller shutters under a covered loading bay. The previous tenant sealed off two shutters internally, but these can be re-opened. The space also provides WC, kitchen & office accommodation & a small storeroom. Externally there is a good size secure yard, which can be used for parking & loading / unloading.

The property has the following approximate floor areas:

Main warehouse	12,474sq ft (1,160m ²)
Offices Kitchen	432sq ft (40.17m ²)
Storeroom	184sq ft (11.71m ²)
TOTAL	119sq ft (11.06m²)
	13,209sq ft (1,227m²)
Secure yard / loading	2,318sq ft (215.57m ²)

Rent

ONLY £8psf exc plus VAT. £105,672 plus VAT per annum to be paid quarterly in advance.

Lease

Available on a 1 year Lease from the date of completion, or a maximum period expiring 30th November 2024. It should be noted the term will not be renewable.

EPC

Information to follow

Business Rates

Rateable Value - 2023-2024 - £71,500

Rates Payable - 2023-2024 - £36,608 per annum

Perspective tenants are advised to make their own enquiries to London Borough of Redbridge, to verify the above amounts

Administrative Fee

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant or purchaser is to pay and administrative fee of £500 plus VAT to Bennett Phillips Luton. This fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded.

Legal Costs.

Each party to be responsible for their own costs.

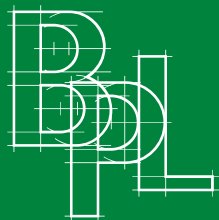
Possession.

Immediate upon completion of legalities.

Viewing.

Strictly by appointment through Bennett Phillips Luton | 020 8501 3000 Contact | Marc Luton at marc@bennettphillips.com

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