

**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.



## **RAVEN ROAD, LONDON E18**

### **A SELECTION OF INDUSTRIAL UNITS**

**TO LET**

**5,124 SQ FT (476M2) - 14,124 SQ FT(1312M2)**

- **5 Industrial Units of various sizes**
- **Roller shutter loading**
- **3 Phase power supply**
- **Close to A406/M11**
- **New Leases**



#### **LOCATION:**

The property is located within The Commerce Estate, Raven Road, E18 which is situated adjacent to "Charlie Browns" Roundabout. Communications with the motorway network are provided via the A406 North Circular Road & junction 4 of the M11 Motorway close by. South Woodford (Central Line) Underground Station is within walking distance and numerous bus routes are also locally accessible.

#### **ACCOMMODATION:**

Comprising a mixture of single storey/two storey industrial units set within this established industrial estate. Each unit provides mainly clear open plan storage space, some with additional first floor storage/office space. Each unit benefits from roller shutter loading facilities, 3 phase power supply and parking. Approximate floor areas are as follows:-

Unit 8:	6,300 sq ft (585m <sup>2</sup> )
Unit 12:	9,590 sq ft (891m <sup>2</sup> )
Unit 13:	10,505 sq ft (976m <sup>2</sup> )
Unit 14:	5,124 sq ft (476m <sup>2</sup> )
Unit 15:	9,000 sq ft (826m <sup>2</sup> )
Unit 14/15 combined:	14,124 sq ft (1,312m <sup>2</sup> )

#### **LEASE:**

New Full Repairing and Insuring Lease(s) are to be made available for a term to be agreed.

#### **RENT:**

£11,50 per sq ft per annum, exclusive of all property related outgoings plus VAT where applicable.

#### **RATES:**

To be re-assessed.

#### **EPC REPORTS:**

Available upon request

#### **LEGAL COSTS:**

The incoming tenant is to be responsible for the Landlord's reasonable legal fees borne in this transaction.

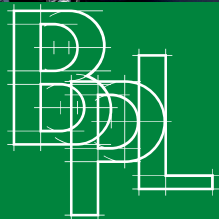
#### **POSSESSION:**

Immediate upon completion of legal formalities.

#### **VIEWING:**

Strictly by appointment through agents Bennett Phillips Luton | 0208 501 3000 Contact Simon Phillips - [simon.phillips@bennettphillips.com](mailto:simon.phillips@bennettphillips.com)

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