



TO BE REFURBISHED

WOODFORD

TRADING ESTATE

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX IG8 8HF

UNITS 7-9 TO LET

**From 4,569 to
13,807 SQ FT
(424 to 1,282 SQ M)**

- | Close Proximity to A406 North Circular Rd
- | 6.3m Eaves Height
- | Full height level loading
- | Units to be let separately or combined

Newly refurbished warehouse & trade counter opportunity



Location

Woodford Trading Estate is in an excellent position fronting the A4100 Southend Road, adjacent to Tesco and around 100 metres from the A406 at Charlie Browns roundabout, which gives direct access to the M11 (J4). The Estate is approximately 15 minutes walk from South Woodford tube station (Central Line).

Units 7-9

Units 7-9 are adjoining terraced units of steel portal frame construction with first floor offices. The units will be refurbished to offer clear warehouse space with WC facilities to ground and open plan offices to the first floor. The units can be let as a combination of one, two or all three to suit a variety of occupiers needs.

Specification:

- 6.3m eaves
- Level access roller shutter door
- Lighting to warehouse
- Separate male & female WCs
- First floor offices

Unit Areas	SQ FT	SQ M
Unit 7	4,569	424.5
Unit 8	4,618	429
Unit 9	4,620	429.2

Units Combined	SQ FT	SQ M
Units 7 + 8	9,187	853.5
Units 8 + 9	9,283	858.2
Units 7 + 8 + 9	13,807	1,282.7

An additional yard area comprising 0.28 acres is also available by separate negotiation.



Rates

The units are currently combined in a single rating assessment at £94,000 which will need to be split if the units are to be let separately. Interested parties are advised to make their own enquiries with the London Borough of Redbridge

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPCs

Unit 7	D90
Unit 8	D82
Unit 9	D85

Terms

The units are available on a new full repairing and insuring lease for a term to be agreed.



Rent

On application.

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