

UNIT 3 TO LET

7,703 ft² (715 m²)



FULLY
REFURBISHED



SECURE
FORECOURT



EASY ACCESS TO
A114, A10 & M25

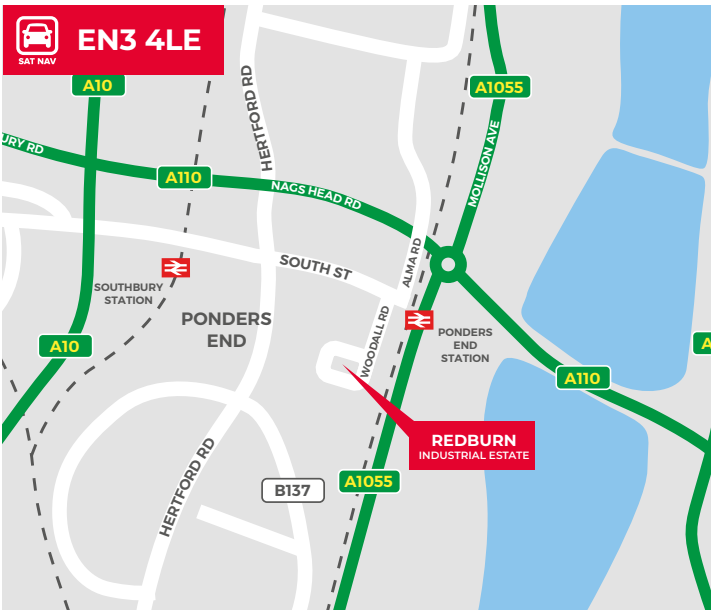


www.ipif.com/redburn

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

REDBURN INDUSTRIAL ESTATE
14 WOODALL ROAD, PONDERERS END, ENFIELD, EN3 4LE





LOCATION

The unit is located on the Redburn Industrial Estate, which is accessed via Woodall Road within the Ponders End area of Enfield. The estate is readily accessible to the A10 Great Cambridge Road and Mollison Avenue, both providing access to the M25 (Junction 25) 2 miles to the north and the A406 North Circular Road, 3 miles to the south. Ponders End over-ground station is within a short walking distance providing regular services to London Liverpool Street via Tottenham Hale (Victoria Line).

DESCRIPTION

The premises has been fully refurbished, and comprises of a mid-terrace industrial/ warehouse unit of clear span steel portal frame construction with an eaves height of 5.85m, incorporating ground and first floor offices. Externally the unit has a fenced forecourt providing car parking and loading.

SPECIFICATION

- Secure forecourt
- New over sheet roof
- Roller shutter loading door
- 3 phase electricity
- Gas connection
- Eaves height 5.85m
- Offices
- Male & Female WCs

ACCOMMODATION

Available accommodation comprises the following gross external GEA floor areas:

UNIT 3	M ²	FT ²	EPC
G/F Warehouse / Offices	640	6,890	B50
1/F Offices	75	813	
TOTAL	715	7,703	

LEASE TERMS

The unit is available on new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the landlord



Lewis Callanan
lewis.callanan@ipif.co.uk



Cliff Bonnett
cliff@sbhpageread.co.uk
Ben Pater
ben@sbhpageread.co.uk



Ed Thomason
ed.thomason@tlre.co.uk
Paul Londra
paul.londra@tlre.co.uk