



WOODFORD

TRADING ESTATE

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX IG8 8HF

UNIT 16 TO LET

10,874 SQ FT
(1,010 SQ M)

- | Close Proximity to A406 North Circular Rd
- | 6.3m Eaves Height
- | Full height level loading
- | 0.28 acre yard also available

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).

Unit 16

Unit 16 comprises a mid-terrace unit of steel portal frame construction with first floor offices. The unit has been recently refurbished and offers clear warehouse space with WC facilities on the ground floor and open plan offices on the first floor. Goods access is via an electronically operated level access loading door. Externally there is a designated yard area with 8 marked car spaces.

Specification:

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

Areas	SQ M	SQ FT
Ground floor	926	9,966
First floor office	84	908
Total	1,010	10,874

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



Rates

The unit has a Rateable value of £79,500 per annum however you are advised to make your 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

The property has an EPC rating of C69.

Terms

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

Rent

On application.

Stephen Richmond

t. 07771 900 682

e. stephen.richmond@altusgroup.com



Ben Collins

t. 07740 565 222

e. ben.collins@kemsley.com



Peter Davidson

t. 07920 597 574

e. peter.davidson@eu.jll.com

