



WOODFORD

TRADING ESTATE

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX IG8 8HF

PLOT 14 (YARD)
TO LET

0.28 ACRES
12,197 SQ FT
(1,133 SQ M)

| Close proximity to A406 North Circular Rd | Gated entrance | Palisade fencing | Mains gas, water and electricity available

0.28 acre storage yard



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).

Plot 14 (Yard)

The plot comprises a triangular shaped open storage yard laid to hard standing benefiting from palisade fencing to the perimeter with gated entrance. We are advised that mains gas, water and electricity are all available and capped off to the site boundary.

Specification:

- 0.28 acre open storage yard
- Gated entrance
- Palisade fencing
- Mains gas, water and electricity available

	SQ M	SQ FT
Storage Yard	1,133	12,197
Total	1,133	12,197



Rates

The rateable value of the property will need to be assessed upon occupation. Interested parties are advised to make contact with the local rating authority, the London Borough of Redbridge.

Legal Costs

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

Terms

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

Rent

On application.

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