

# Redbridge Enterprise Centre, Thompson Close, Ilford, IG1 1TY

**TO LET**

From 1,006 to 2,032 sq ft

# Light Industrial/Workshop Units



- Established light industrial / workshop estate
- Secure estate with CCTV
- Roller shutter loading access
- Three-phase electricity
- Gas supply
- WC facilities
- Loading and parking provision
- Close to Ilford town centre
- Elizabeth line services from Ilford Station



## Description

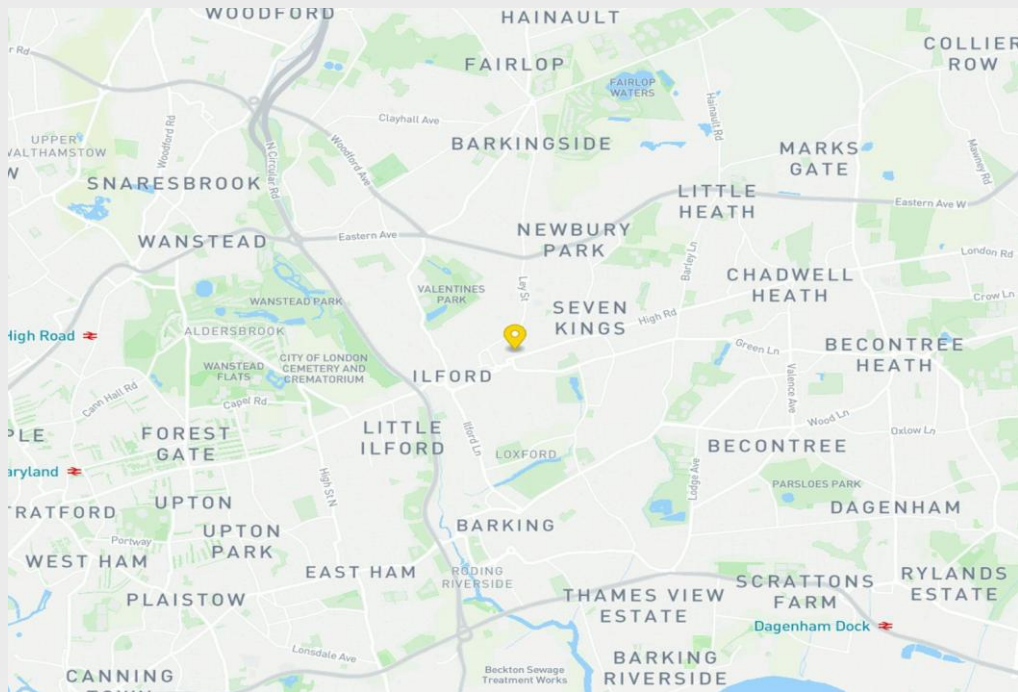
The available accommodation comprises a selection of light industrial/workshop units within the established Redbridge Enterprise Centre. The units are suitable for a range of light industrial, workshop, storage, trade and service-led uses, and benefit from roller shutter loading access, WC facilities, three-phase power, gas supply and loading/parking provision. The estate is secure and benefits from CCTV, providing a practical environment for occupiers seeking small, self-contained industrial accommodation close to Ilford town centre. Units 13/14 and 4/5 are available individually or as a combined unit, with refurbishment instructed. Unit 10 is due to become available at the end of July.

## Location

Redbridge Enterprise Centre is situated on Thompson Close, accessed via Winston Way from Ilford High Road/A118, on the edge of Ilford town centre. The estate is well positioned for local trade, service and light industrial occupiers, with strong access to the surrounding East London and Essex markets. The A406 North Circular Road (1 mile) and A12 Eastern Avenue (1.2 miles) are both nearby, providing onward links across North and East London. Ilford Station is within walking distance and provides Elizabeth line services across London, including direct links towards Stratford, Liverpool Street, the West End, Paddington and Heathrow. Seven Kings Station and Newbury Park Underground Station are also within close proximity.

Approximate distances from the property to the following:

- \* 1.3 miles to Ilford Station
- \* 1 mile to Seven Kings Station
- \* 1.9 miles to Newbury Park Underground Station
- \* 3.5 miles to A12 Eastern Avenue
- \* 0.2 miles to A118 High Road
- \* The A406 is approximately 23 minutes drive away



## Accommodation / Availability

Unit	Sq ft	Rent p.a.	Service Charge p.a.	Insurance p.a.
Unit 4/5	2,032	£56,896	£5,007.91	£1,059.49
Unit 13	1,011	£28,308	£2,493.91	£527.14
Unit 14	1,010	£28,280	£2,541.63	£526.62
Unit - Unit 10	1,006	TBC	Coming Soon	
<b>Total</b>	<b>5,059</b>			

## Tenure

New Lease

Available by way of new lease terms to be agreed.

## EPC

Has been commissioned

## VAT

Upon enquiry

## Contacts

Harry Robins 07866 075 899  
[harry.robins@strettons.co.uk](mailto:harry.robins@strettons.co.uk)

Sean Hosty 07483 997 267  
[sean.hosty@strettons.co.uk](mailto:sean.hosty@strettons.co.uk)



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