



INDICATIVE IMAGE

WOODFORD

TRADING ESTATE

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX IG8 8HF

UNITS TO LET

4,904 - 9,872 FT²
(455.6 - 917.1 M²)

| Trade Counter Opportunity | Close proximity to A406 North Circular Rd | 6.5m eaves height | Full height level loading



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).

Description

Units 2, 3 & 4 are terrace units of steel portal frame construction with first floor offices. Unit 4 is being refurbished to offer clear warehouse space with WC facilities to ground and open floor plan offices at first floor level. The unit benefits from a service yard and parking area to the front.

Specification:

- Minimum 6.5m eaves height
- Level access roller shutter door
- Separate male & female WCs
- First floor offices
- 8 car parking spaces

Unit 2 (GEA) - REFURBISHED	FT ²	M ²
Ground Floor Warehouse	4,207	390.8
First Floor Offices	761	70.7
TOTAL	4,968	461.5

UNDER OFFER

Unit 3 (GEA) - REFURBISHED	FT ²	M ²
Ground Floor Warehouse	4,182	388.5
First Floor Offices	742	68.9
TOTAL	4,924	457.4

NOW LET

Unit 4 (GEA) - TO BE REFURBISHED	FT ²	M ²
Ground Floor Warehouse	4,168	387.2
First Floor Offices	736	68.4
TOTAL	4,904	455.6



Rates

The units have Rateable Value as follows: Unit 2 £56,000 / Unit 4 £52,500. 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

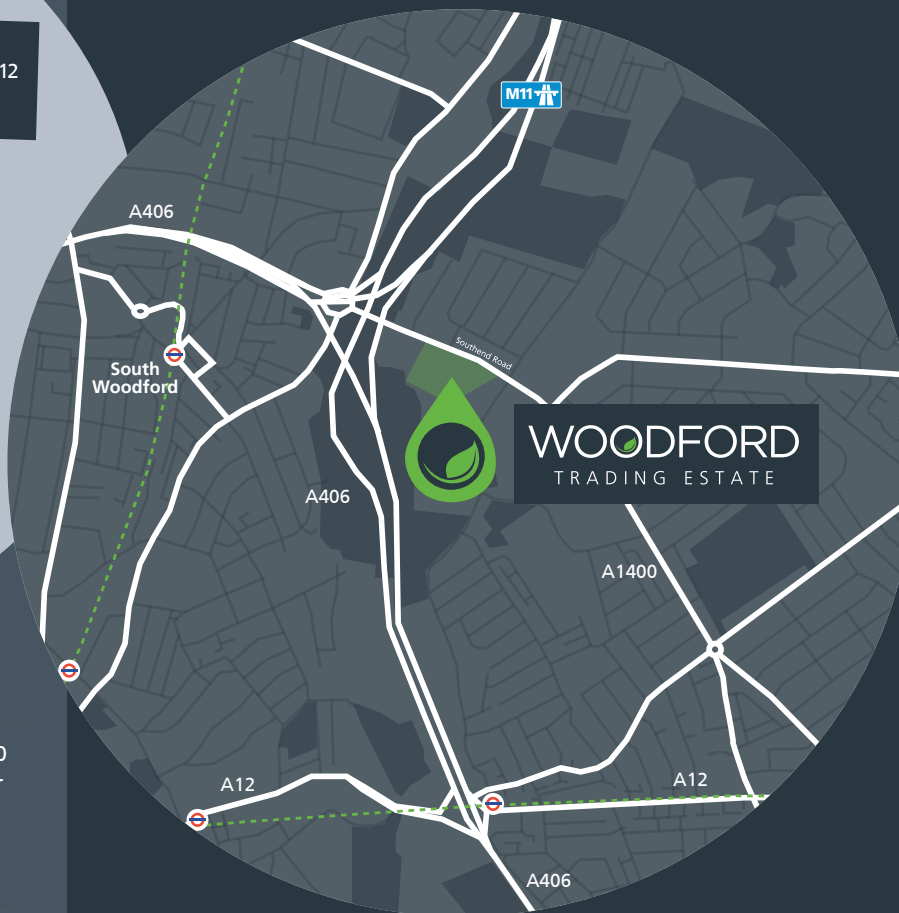
Targeting a B rating, following refurbishment.

Terms

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

Rent

On application.



All Enquiries



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