



LAND COMMERCIAL

chartered surveyors

Ref:

# ***TO LET LIGHT INDUSTRIAL UNIT USE CLASS E***



**Unit 7 Maybank Business Park,  
Maybank Road,  
South Woodford,  
London, E18 1EJ**



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Address 1 Fullers Parade, Fullers Road, South Woodford, London, E18 2BF

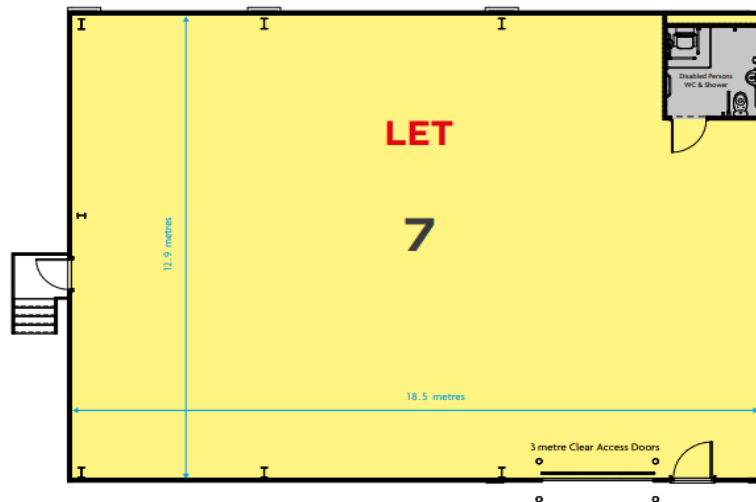


Land Commercial Ltd. | Registered in England & Wales | Registered No. 04751763



**LOCATION:**

This new development is located at the junction of Maybank Road and the A406 (North Circular), adjacent to Charlie Browns roundabout and Chigwell Road. The A406 leads through to East and North London as well as both the M11, Ilford and the A13. It is a short walk away from South Woodford's Central Line Station, providing quick and easy access into London.



Plan not to scale. Dimensions taken from architect's plans.

**DESCRIPTION:**

This new development comprises of 9 warehouse units. Each unit benefits from electric roller shutters, solar panels, car parking and the benefit of communal Electric Vehicle Charging points. Unit 7 has a total size of approx 2,546 sqft (236.50sqm).

**\*\*Please note VAT will be added to rent and service charge\*\***

**N.B.**

**It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

**AMENITIES:**

- **SINGLE STOREY LIGHT INDUSTRIAL UNIT TOTALLING APPROXIMATELY 2,546 SQFT (236.5 SQM)**
- **W.C, KITCHENETTE & SHOWER**
- **ON-SITE CAR PARKING SPACES (2 PER UNIT), ON-SITE CYCLE PARKING, ELECTRIC VEHICLE CHARGING POINTS**
- **LARGE 3.0 X 2.9 M LEVEL ACCESS ROLLER SHUTTER DOOR**
- **DEDICATED EXTERNAL LOADING ZONE**
- **10% ROOFLIGHTS PROVIDE HIGH LEVELS OF DAYLIGHT**
- **COLUMN FREE INTERNAL SPACE**



**TERMS:**

The property is offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.

**RENT:**

£60,000 p.a.x.Plus VAT

**SERVICE CHARGE:**

£4,748.65 Plus VAT (including insurance)

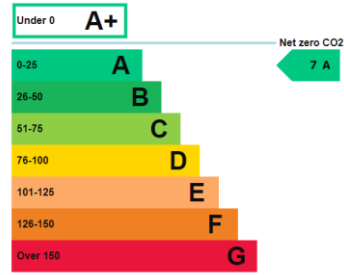
**RATES PAYABLE:**

Approx. £12,672 p.a.

**EPC RATING:**

**Energy rating and score**

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

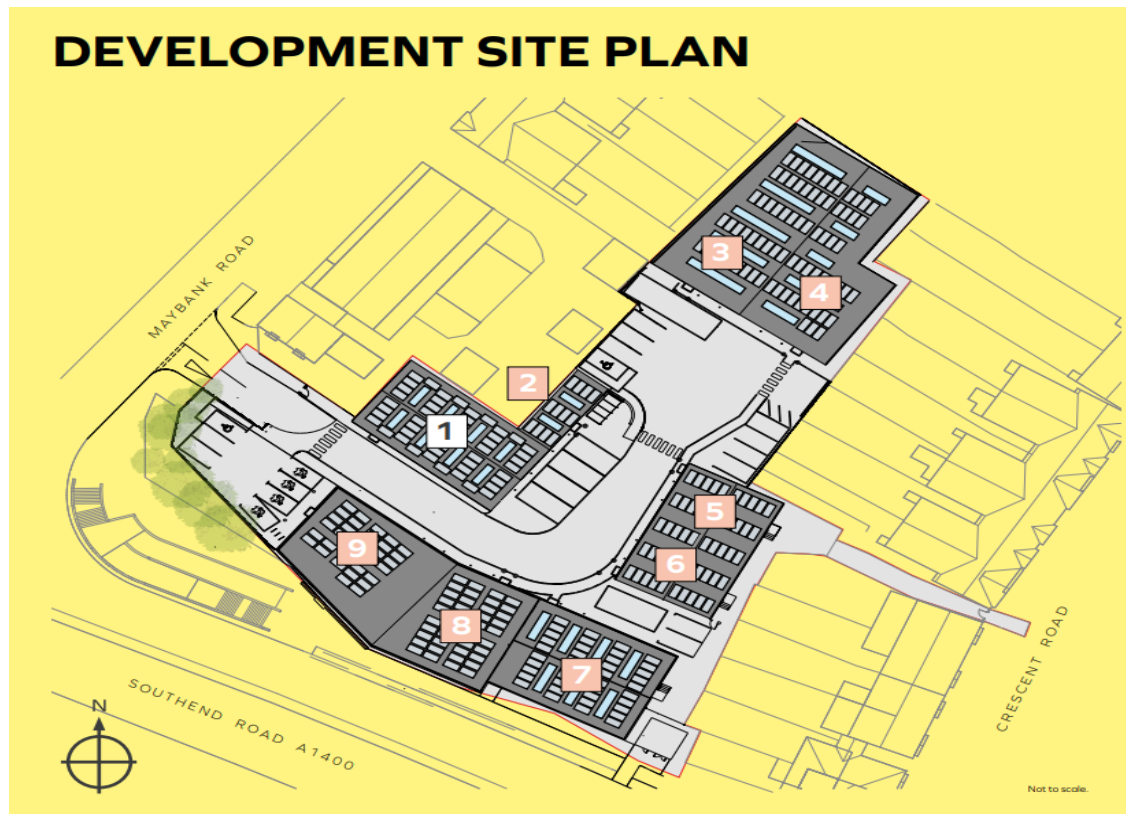
**REFERENCES:**

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY LAUNDERING**

Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.





**LEGAL COSTS:** To be paid by the ingoing tenants

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.



**VIEWING:** Strictly by appointment via sole agents

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE*