

7,703 SQ FT

Unit 3, Redburn Industrial Estate, 14 Woodall Road, Ponders End,
Enfield, EN3 4LE

Location

The unit is located on the Redburn Industrial Estate, which is accessed via Woodall Road within the Ponders End area of Enfield. The estate is readily accessible to the A10 Great Cambridge Road and Mollison Avenue, both providing access to the M25 (Junction 25) 2 miles to the north and the A406 North Circular Road, 3 miles to the south. Ponders End over-ground station is within a short walking distance providing regular services to London Liverpool Street via Tottenham Hale (Victoria Line).

Description

The premises comprise mid-terrace industrial/ warehouse unit of clear span steel portal frame construction with an eaves heights of 5.85m incorporating ground and first floor offices. The unit is to be refurbished and further details are available on request.

Externally the unit has a fenced forecourt providing car parking and loading.

Features

- Secure forecourt
- Roller shutter loading door
- 3 phase electricity
- Gas connection
- Eaves height 5.85m
- Offices
- Male & female WC's



Area

Ground Floor	:	6,890 sq ft
First Floor Office	:	813 sq ft
Total	:	7,703 sq ft

Lease

The site is available on a lease for a term by negotiation.

Rent

At a rent of £130,000 per annum exclusive.

Business Rates

We have checked the business rates for this property with the Valuation Office web-site and the property has a Rateable Value of £51,000

Business Rates are payable to London Borough of Enfield.

Energy Performance Certificate

Unit 14 Woodfall Road Redburn Industrial Estate ENFIELD EN3 4LE	Energy rating C	Valid until: 25 November 2023 Certificate number: 0290-0097-9330-8590-2703
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Legal Costs

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

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700
cliff@sbhpageread.co.uk



BEN PATER

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sbh Page & Read conditions under which particulars are issued.

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