WOODFORD
TRADING ESTATE

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX IG8 8HF

UNIT 15 TO LET

11,397 FT²
(1,059 M²)

| Trade Counter Opportunity | Close proximity to A406 North Circular Rd | 6.3m eaves height | Full height level loading

AVIVA INVESTORS

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

Unit 15 comprises an end-terrace unit of steel portal frame construction with first floor offices. The unit offers clear warehouse space with WC facilities on the ground floor and open plan offices on the first floor. Goods access is via an electronically operated level access loading door. The unit benefits from a service yard and parking area to the front.

Specification:

- Minimum 6.3m eaves height
- Level access roller shutter door
- Separate male & female WCs
- First floor offices
- 8 car parking spaces

Unit 15 (GEA)	**FT²**	**M²**
Ground Floor Warehouse	10,377	964.1
First Floor Offices	1,020	94.8
TOTAL	**11,397**	**1,058.9**

Rates

The unit has a Rateable value of £113,000 per annum 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

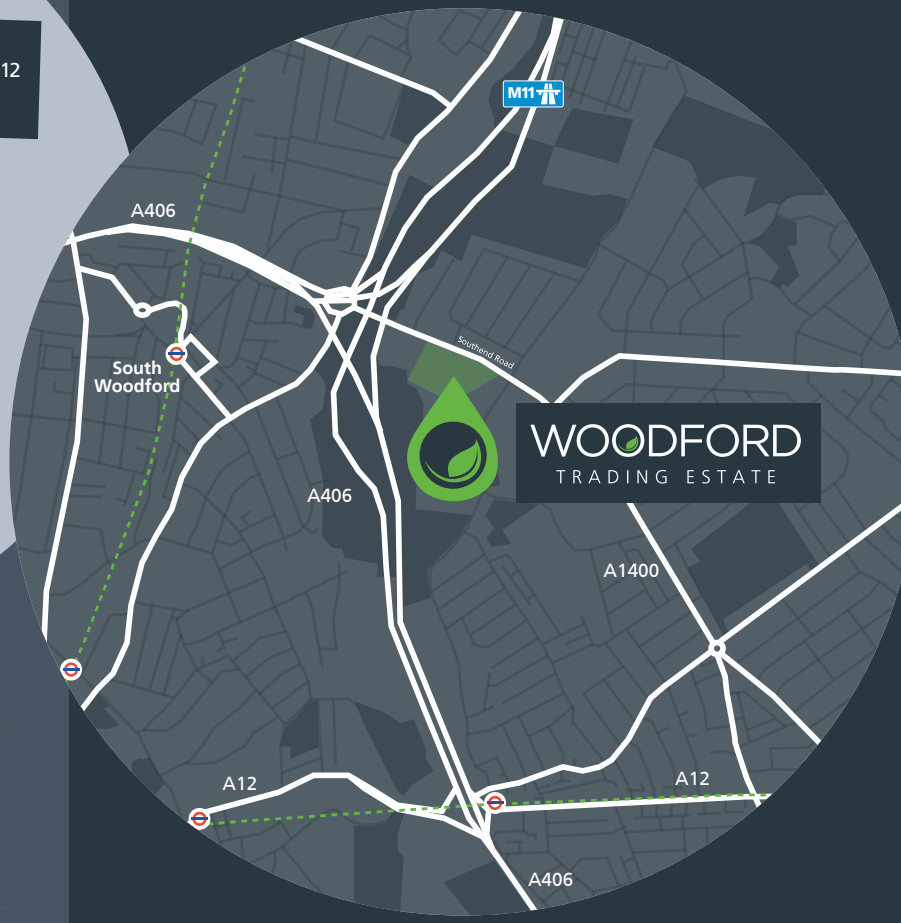
Targeting a B rating, following refurbishment.

Terms

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

Rent

On application.



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