iBOX

UNITS 1 & 2 ANDERSON ROAD INDUSTRIAL ESTATE

TO LET

INDUSTRIAL / WAREHOUSE UNIT
6,005 SQ FT (558 SQ M)

Anderson Road, Woodford Green • IG8 8ET

LOCATION

The property is situated on the well located Anderson Road Industrial Estate just off Roding Lane South close to the junction with Southend Road / Woodford Avenue (A1400) providing good access to the A12, M11 and A406 (North Circular Road) in turn connecting to the A13.

South Woodford underground station (Central Line) is nearby and numerous bus routes run along the A1400.

View on Google Maps

ACCOMMODATION

The property provides the following approximate gross external floor areas:

AREA	SQ FT	SQ M
Warehouse	5,327	495
Office	678	63
Total*	6,005	558

* To be verified following refurbishment works.

SPECIFICATION

- 4.0 m eaves height
- 2 level access loading doors
- Open plan warehouse accommodation
- 14 car parking spaces
- 125 kVA power supply
- EV charger

DESCRIPTION

The unit comprises an end of terrace industrial / warehouse which is currently under refurbishment comprising of steel portal frame construction with part brick and part profile metal clad elevations under an insulated pitched roof incorporating translucent roof light. There is an office with WCs to the left-hand side of the unit. Loading is via 2 level loading doors.

RENT

On application.

TERMS

Available on a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

Rateable value as at 1 April 2026 is £68,500 however interested parties are advised to verify and confirm rates payable with the London Borough of Redbridge.

SERVICE CHARGE

Available on request.

EPC

Targeting EPC rating B after completion.

VIEWINGS

For further information or to arrange a viewing, please contact:

Lambert Smith Hampton
020 7198 2000
www.lsh.co.uk

Charis Lovegrove
07566 794 225
clovegrove@lsh.co.uk

Richard Flood
07754 674 580
rflood@lsh.co.uk

SHW SHW.CO.UK
01322 285588

Steve Richmond
07771 900 682
srichmond@shw.co.uk

Toby Coldbreath
07947 373 875
tcoldbreath@shw.co.uk

PROPERTY MISDESCRIPTIONS AT 1991 All Agents and for the vendors or lessors of this property whose agents they are, give notice that 1. These particulars are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property , but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text, plans or photographs) is given in good faith, but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of the parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2026