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 has currently been refurbished to a high standard 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

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