UNDER REFURBISHMENT



WOODFORD
TRADING ESTATE

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX IG8 8HF

UNIT 18 TO LET

23,980 FT²
(2,228 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

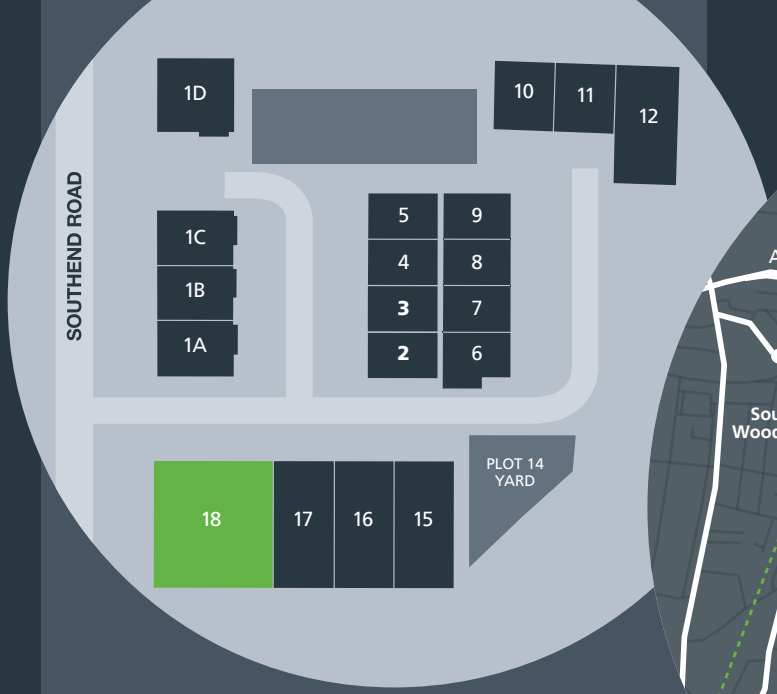
Unit 18 comprises an end-terrace unit of steel portal frame construction with first floor offices. The unit offers clear warehouse space with WC facilities on the ground floor and open plan offices on the first floor. Goods access is via electronically operated level access loading doors. The unit benefits from a service yard and parking areas to the front.

Specification:

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

Unit 18 (GEA)	**FT²**	**M²**
Ground Floor Warehouse	20,542	1,908.4
First Floor	3,438	319.4
TOTAL	**23,980**	**2,227.8**





Rates

Interested parties are advised to make their own enquiries of the London Borough of Redbridge.

Legal Costs

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

EPCs

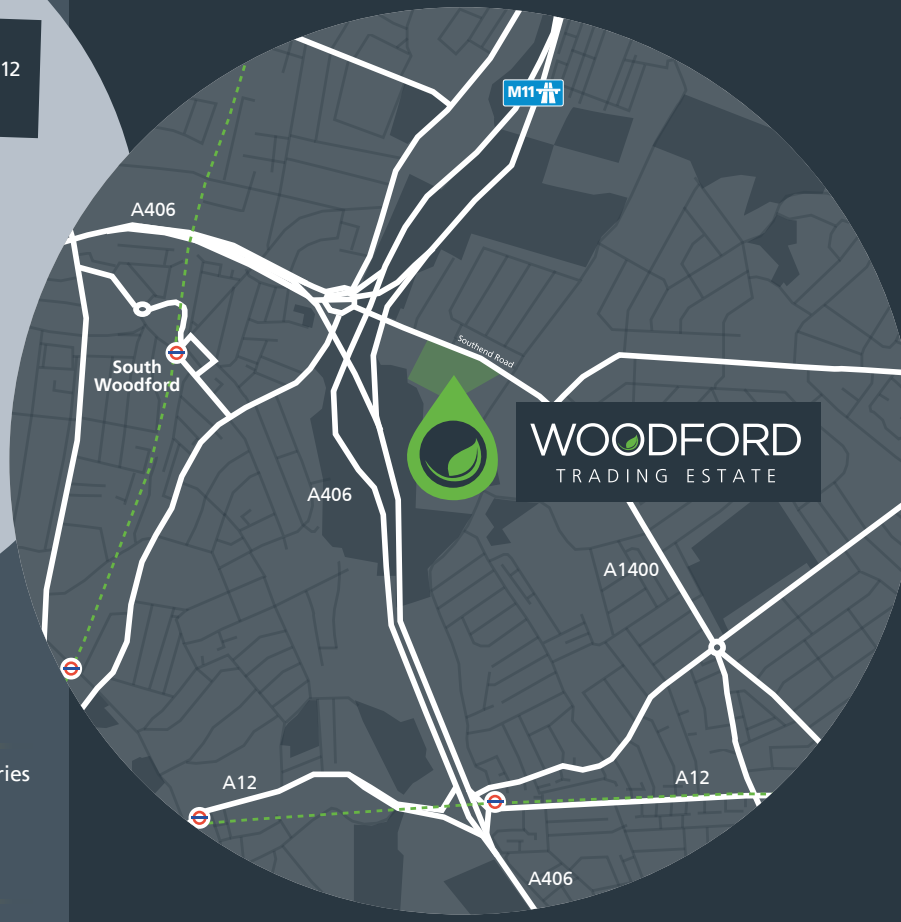
Targeting a B rating, following refurbishment.

Terms

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

Rent

On application.



All Enquiries

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