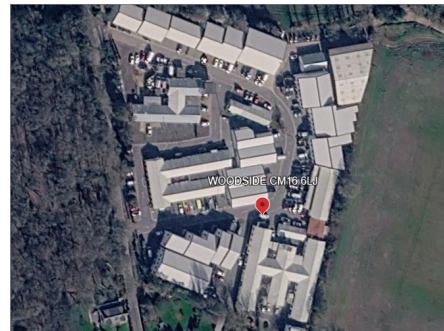


**UNIT 37, WOODSIDE INDUSTRIAL ESTATE,
THORNWOOD, EPPING, ESSEX, CM16 6LJ**



**A MODERN WORKSHOP/
WAREHOUSE/TRADE
COUNTER/SHOWROOM,
STUDIO & OFFICE WORKSPACE**



2,348 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

The Woodside Industrial Estate is just over 1 mile due north of Epping High Street and 2 miles due south of the M11 junction at Harlow and due west of the airfield at North Weald.

Epping Town Centre	-	1.5 miles
Harlow, M11 junction	-	2 miles
Central line underground at Epping	-	2 miles
Harlow main line rail	-	6 miles
London Stansted International Airport	-	15 miles

DESCRIPTION:

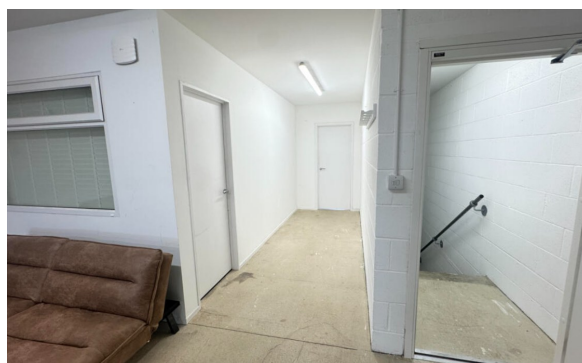
A high quality modern two storey commercial space to suit studio, office, workshop, storage, trade counter, showroom and other uses.

The space is arranged equally over the ground and first floor.

Ground floor	-	1,174 sq ft
First floor	-	1,174 sq ft
Total	-	2,348 sq ft

All dimensions and floor areas are approximate.

- * Modern 2020 build
- * Three phase power
- * Electric roller shutter loading
- * Separate male and female WC's including disabled
- * Kitchen
- * LED lighting
- * Fire, security and CCTV (untested)
- * Significantly open plan to both floors
- * Cleanly decorated awaiting choice of tenant floor coverings
- * 2 extra length parking spaces (additional visitors parking)



TERMS:

The whole to let on a new lease.

RENT:

Just £12.00 per sq ft, i.e. £2,347 pcm/£28,164 per annum exclusive.

VAT:

Applicable.

RATEABLE VALUE:

TBA.

SERVICE CHARGE:

TBA.

EPC:

Green 61C valid until 7 June 2031.

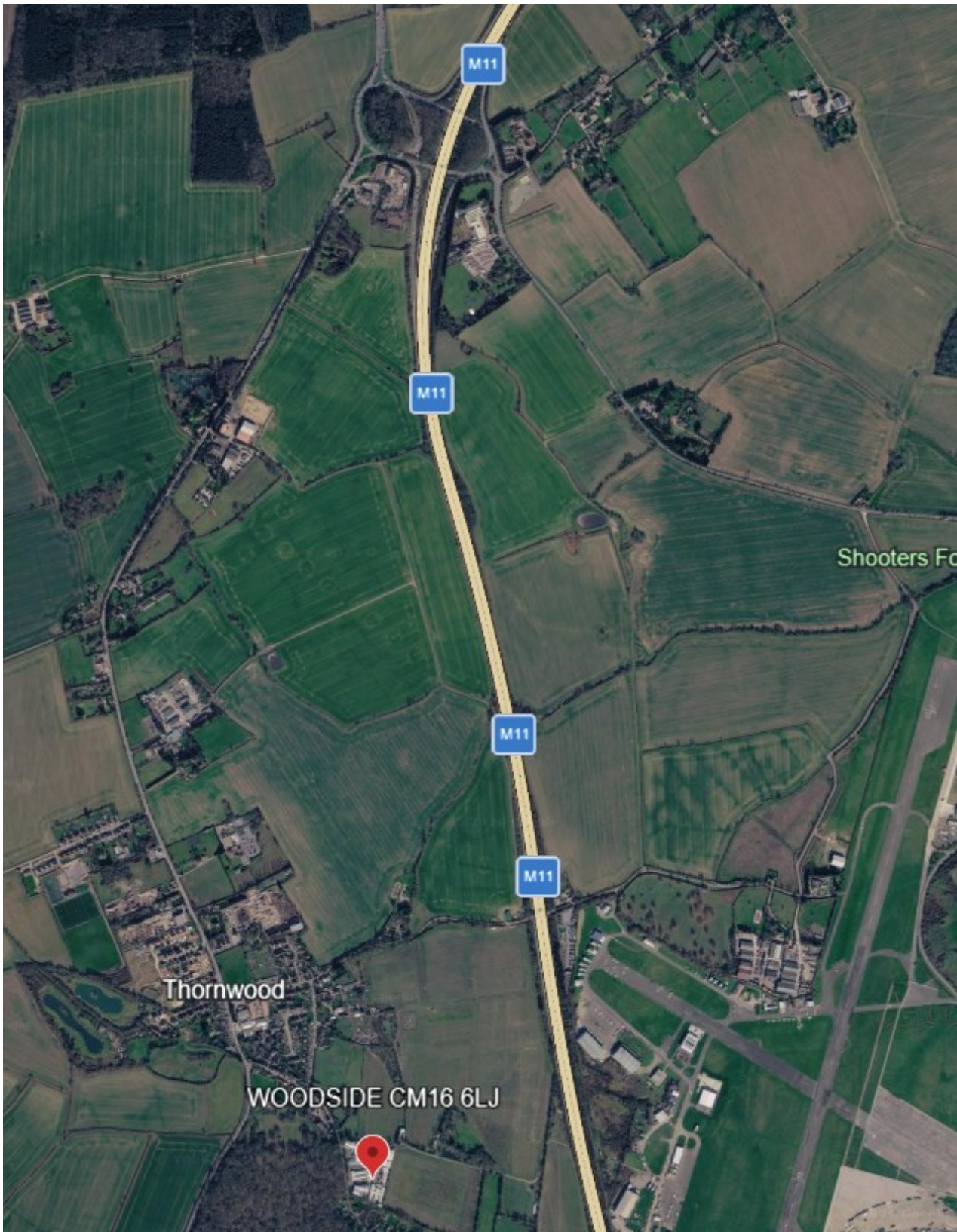
LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz.

C4970



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