



TO BE REFURBISHED

WOODFORD

TRADING ESTATE

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX IG8 8HF

UNITS 2 & 3 TO LET

4,716 - 9,466 FT²
(438 - 879 M²)

| Close proximity to A406 North Circular Rd | 6.5m eaves height | Full height level loading | Units to be let separately or combined

TRADE COUNTER OPPORTUNITY



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).

Units 2 & 3

Units 2 & 3 are terrace units of steel portal frame construction with first floor offices. The units will be refurbished to offer clear warehouse space with WC facilities to ground and open floor plan offices at first floor level. The units benefit from a service yard and parking area to the front.

Specification:

- Minimum 6.5m eaves height
- Level access roller shutter door
- Separate male & female WCs
- Ground & first floor offices
- 10 car parking spaces (Unit 2) and 8 car parking spaces (Unit 3)

| Unit 2 (GIA) | FT ² | M ² |
|--------------------------------|-----------------|----------------|
| Ground Floor Warehouse/Offices | 4,081 | 379 |
| First Floor Offices | 669 | 62 |
| TOTAL | 4,750 | 441 |

| Unit 3 (GIA) | FT ² | M ² |
|--------------------------------|-----------------|----------------|
| Ground Floor Warehouse/Offices | 4,022 | 374 |
| First Floor Offices | 694 | 64 |
| TOTAL | 4,716 | 438 |

| Unit 2 & 3 COMBINED (GIA) | FT ² | M ² |
|---------------------------|-----------------|----------------|
| TOTAL | 9,466 | 879 |



Rates

The units have Rateable Value as follows: Unit 2 £56,000 / Unit 3 £53,000. 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.

All Enquiries



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