

UNITS TO LET

7,703 - 18,557 ft²



REFURBISHED /
TO BE REFURBISHED



SECURE
FORECOURTS



EASY ACCESS TO
A114, A10 & M25



UNIT 3



www.ipif.com/redburn

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

UNITS 3 & 5, REDBURN INDUSTRIAL ESTATE
PONDER'S END, ENFIELD, EN3 4LE





UNIT 3

DESCRIPTION

The premises has been fully refurbished, and comprises of a mid-terrace industrial/warehouse unit of clear span steel portal frame construction with an eaves height of 5.85m, incorporating ground and first floor offices. Externally the unit has a fenced forecourt providing car parking and loading.

SPECIFICATION

- Secure forecourt
- New over sheet roof
- Roller shutter loading door
- 3 phase electricity
- Gas connection
- Eaves height 5.85m
- Offices
- Male & Female WCs

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 3	M ²	FT ²	EPC
G/F Warehouse / Offices	640	6,890	B-50
1/F Offices	75	813	
TOTAL	715	7,703	



UNIT 5

DESCRIPTION

The unit is to be refurbished and comprises a steel portal frame warehouse with an eaves height of 5.7m rising to 9.1m, incorporating 2 storey offices to the front within a self-contained secure site. Externally the yard provides ample loading and parking.

SPECIFICATION

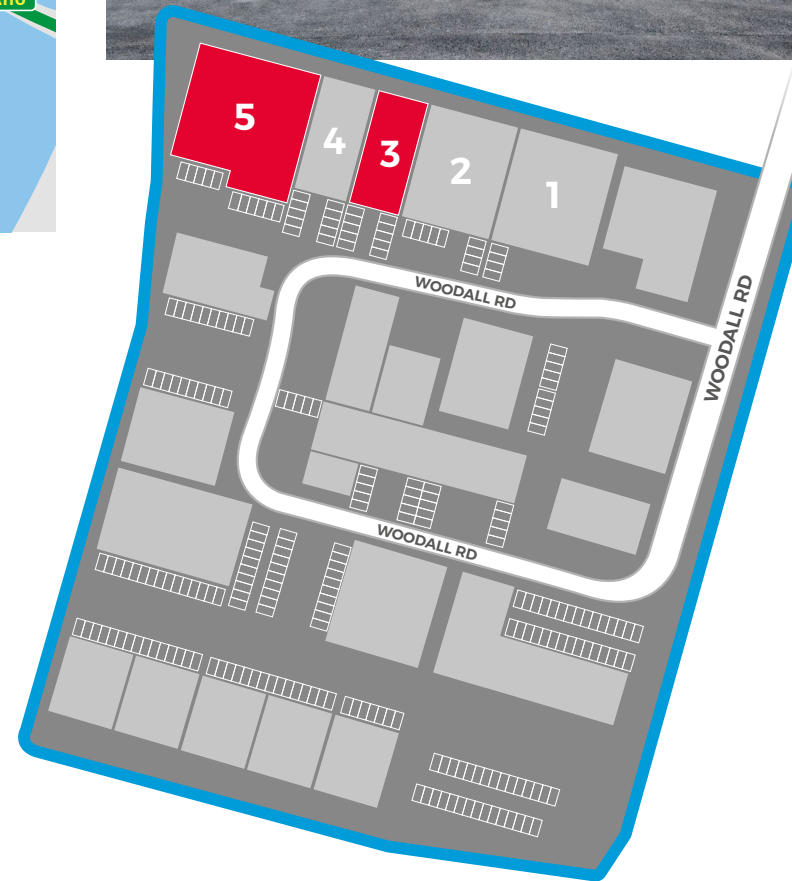
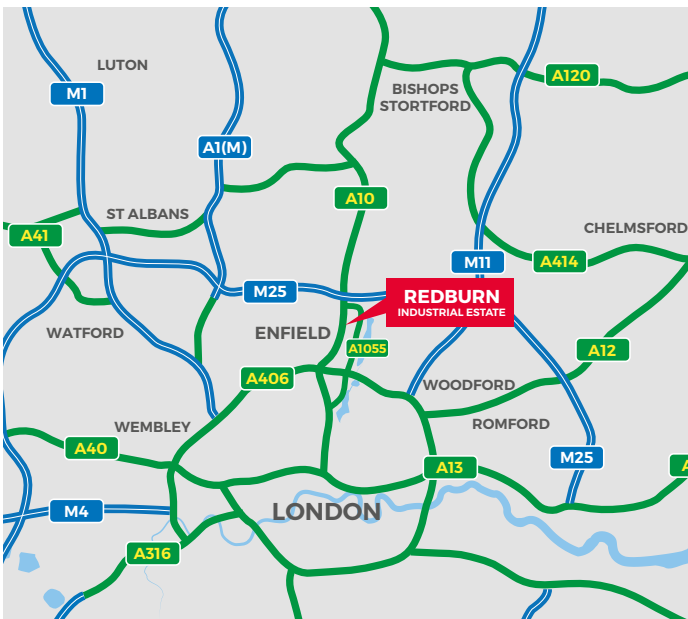
- Secure yard with a depth of 23.8m
- 2 dock loading doors
- 1 full height loading door
- 3 phase electricity
- Eaves height 5.7m raising to 9.1m
- Offices
- Male & Female WCs

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 5	M ²	FT ²	EPC
G/F Warehouse	1,386	14,921	TBC
G/F Offices	166	1,783	
1/F Offices	172	1,853	
TOTAL	1,724	18,557	





LOCATION

The unit is located on the Redburn Industrial Estate, which is accessed via Woodall Road within the Ponders End area of Enfield.

The estate is readily accessible to the A10 Great Cambridge Road and Mollison Avenue, both providing access to the M25 (Junction 25) 2 miles to the north and the A406 North Circular Road, 3 miles to the south.

Ponders End over-ground station is within a short walking distance providing regular services to London Liverpool Street via Tottenham Hale (Victoria Line).

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord

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