



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

Units 2, 3 & 4 are terrace units of steel portal frame construction with first floor offices. Unit 4 is being refurbished to offer clear warehouse space with WC facilities to ground and open floor plan offices at first floor level. The unit benefits 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
- First floor offices
- 8 car parking spaces

Unit 2 (GEA) - REFURBISHED	FT ²	M²
Ground UNDER OFFER	4,207	390.8
First Floc	761	70.7
TOTAL	4,968	461.5
Unit 3 (GEA) - REFURBISHED	FT ²	M²
Ground NOW LET	4,182	388.5
First Floo	742	68.9
TOTAL	4,924	457.4
Unit 4 (GEA) - TO BE REFURBISHED	FT ²	M²
Ground Floor Warehouse	4,168	387.2
First Floor Offices	736	68.4
TOTAL	4.904	455.6
TOTAL	4,504	



Rates

The units have Rateable Value as follows: Unit 2 £56.000 / Unit 4 £52,500. 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

South Woodford



A406

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WOODFORD

A12

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