



Unit 2 Woodford Trading Estate

Southend Road, Woodford Green, IG8 8HF

Warehouse & Trade Counter Opportunity - To Be Refurbished

4,968 sq ft
(461.54 sq m)

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

Summary

Available Size	4,968 sq ft
Rent	Rent on application
Rateable Value	£56,000 Interested parties are advised to make their own enquiries with the London Borough of Redbridge.
Service Charge	Details upon request
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

To Let - The property comprises a terrace unit of steel portal frame construction with first floor offices. The unit will be 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.

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).

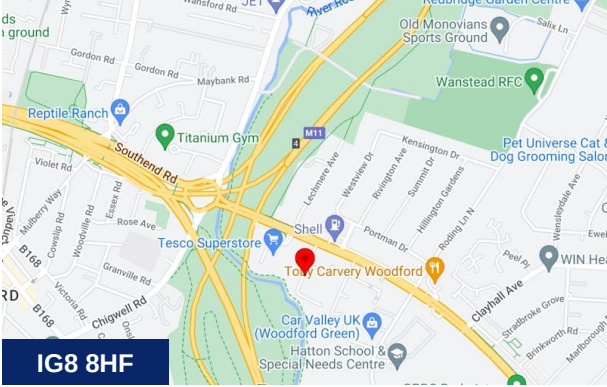
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Warehouse / Offices	4,207	390.84
1st - Floor Offices	761	70.70
Total	4,968	461.54

Terms

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



Viewing & Further Information



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