



MAYBANK BUSINESS PARK | SOUTH WOODFORD | E18 1EJ

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MAYBANK





MAYBANK BUSINESS PARK

Nine new high-specification
warehouse/trade counter
units To Let

Total area 19,565 sq ft
(1,877 sq m) GIA

Units from 509 - 5,897 sq ft
(47.3 - 547.8 sq m) GIA

Self-contained secure site

EPC 'A' rating

BREEAM Excellent rating

Secured By Design accreditation

Full-height roller shutter
loading doors

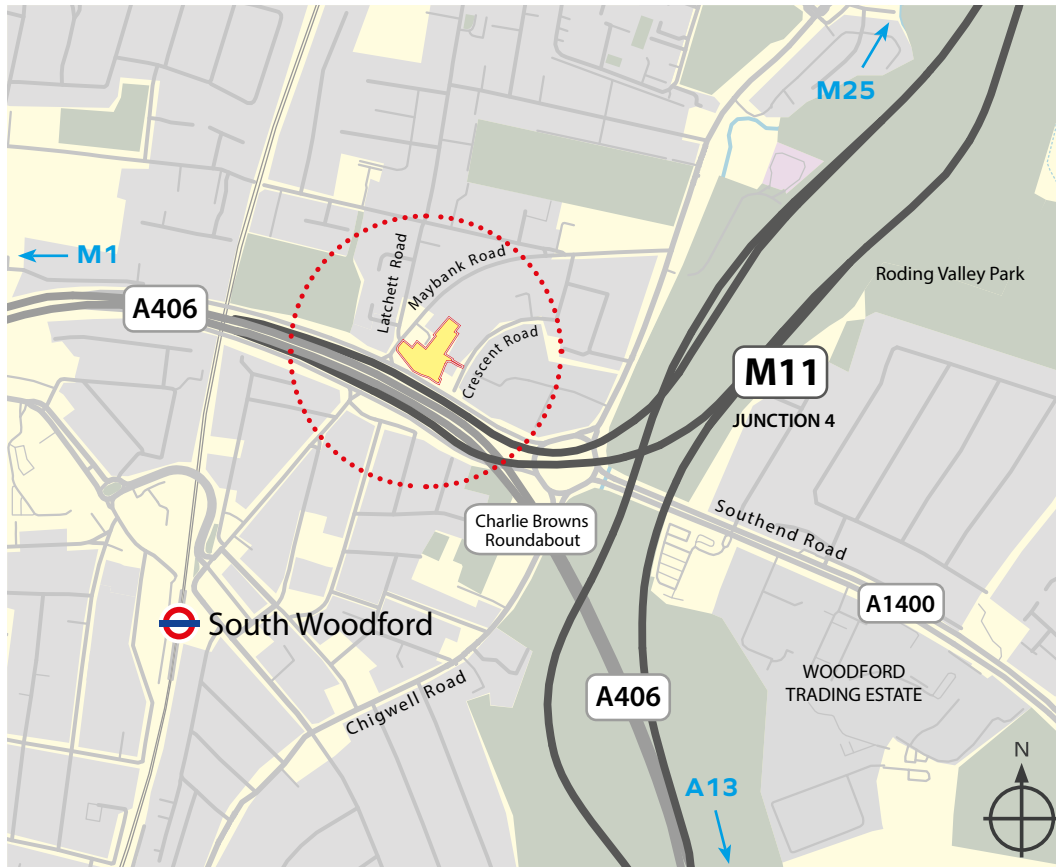
Electric vehicle charging points

Direct access to the North
Circular Road (A406) and
M11 motorway

Ready for occupation

The development is situated at the intersection of Maybank Road and Southend Road, to the west of the Charlie Browns roundabout.

South Woodford station is within a short walk to the south of the development providing Underground (Central Line) services into London - Stratford 16 mins (connecting to the Elizabeth Line) and Bank 25 mins.





LOCATION

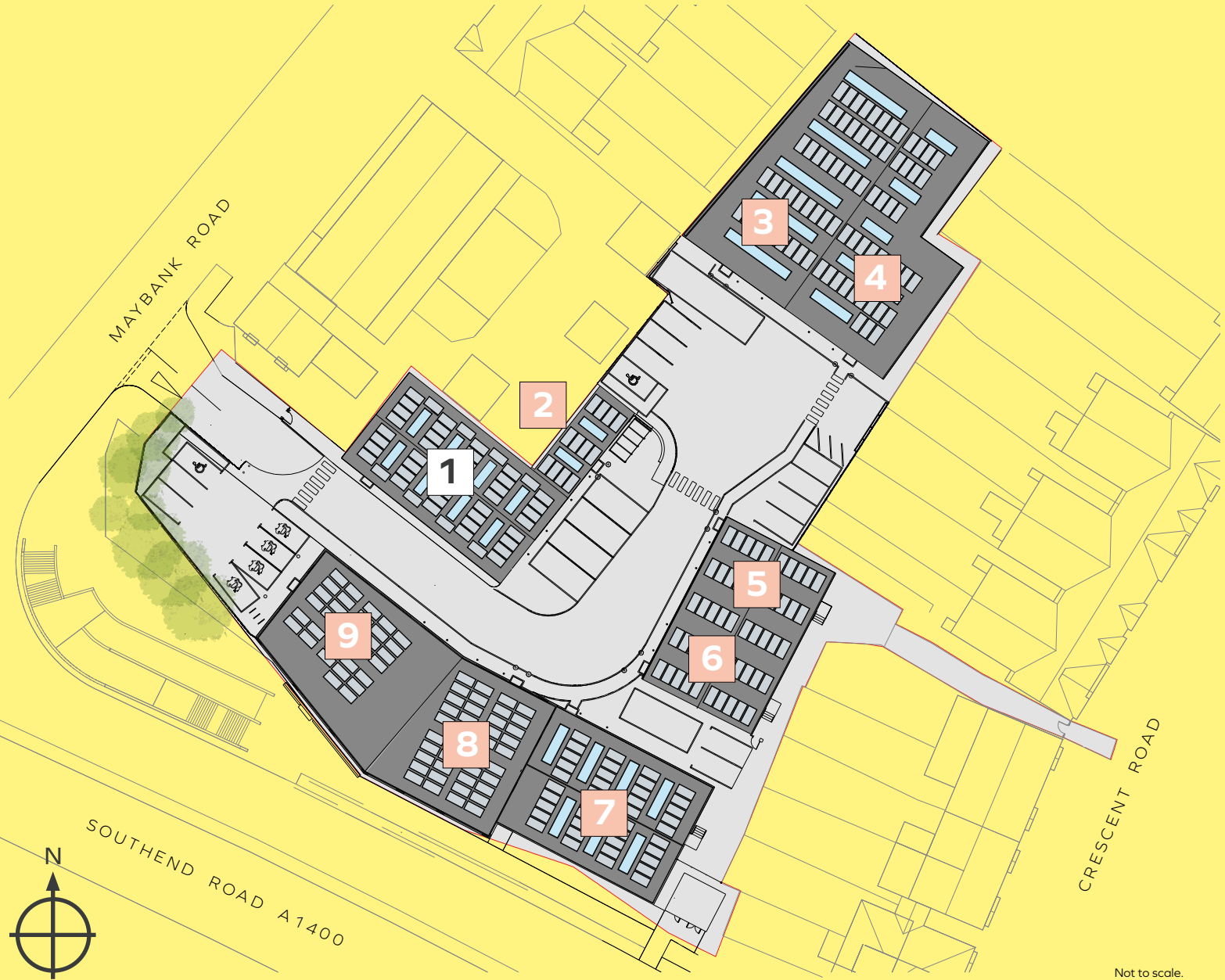
Maybank Business Park is located within the South Woodford District of Redbridge in North East London, ideally placed for direct access to the North Circular Road and M11 Motorway (Junction 4)



Road communications are excellent with the A406 adjacent to the business park, which provides immediate links to the M11 as well as to the major arterial routes into central London.

Stratford	5.2 miles
A406 - A10	6.3 miles
A406 - A13	8 miles
The City	9 miles
London City Airport	10 miles
M11 - M25 (Junction 27)	10 miles
A12 - M25 (Junction 28)	11 miles
A406 - M1 (Junction 1)	14 miles
Dartford Crossing	19 miles
M11 - Stansted Airport	28 miles

DEVELOPMENT SITE PLAN



THE UNITS

Unit 1 **LET** 2,317 sq ft 215.3 sq m

Unit 2 **LET** 509 sq ft 47.3 sq m

Unit 3 3,205 sq ft 297.8 sq m

Unit 4 2,715 sq ft 252.2 sq m

Unit 5 **LET** 1,188 sq ft 110.4 sq m

Unit 6 **LET** 1,188 sq ft 110.4 sq m

Unit 7 **LET** 2,546 sq ft 236.5 sq m

Unit 8 **LET** 2,705 sq ft 251.3 sq m

Unit 9 **LET** 3,192 sq ft 296.5 sq m

Total 19,565 sq ft 1,817.7 sq m

There is an option to combine adjoining units.

The premises have been measured in accordance with the RICS Code of Measuring Practice on a gross internal (GIA) basis.







THE DEVELOPMENT

- Secure gated site and CCTV
- High quality, robust yard area
- Shared and dedicated external loading areas
- On-site cycle parking
- Roller shutter loading doors
- On-site car and motorcycle parking
- Electric vehicle charging points
- Photovoltaic panels to all units





UNIT 1 - LET

Area - 2,317sq ft / 215.3 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading

10% Rooflights providing high levels of daylight

Large 3.0 x 2.9 m level access roller shutter door

3.5 m clear internal height

Dedicated external loading zone.

UNIT 2 - LET

Area - 509 sq ft / 47.3 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading

10% Rooflights providing high levels of daylight

Large 3.0 x 2.9 m level access roller shutter door

3.5 m clear internal height

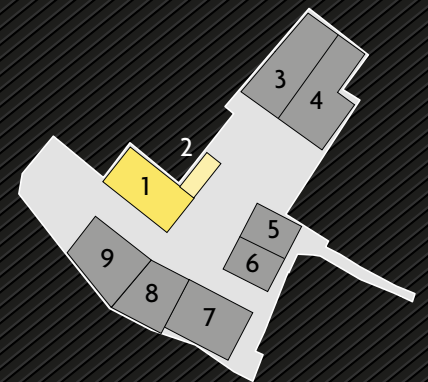
Dedicated external loading zone.

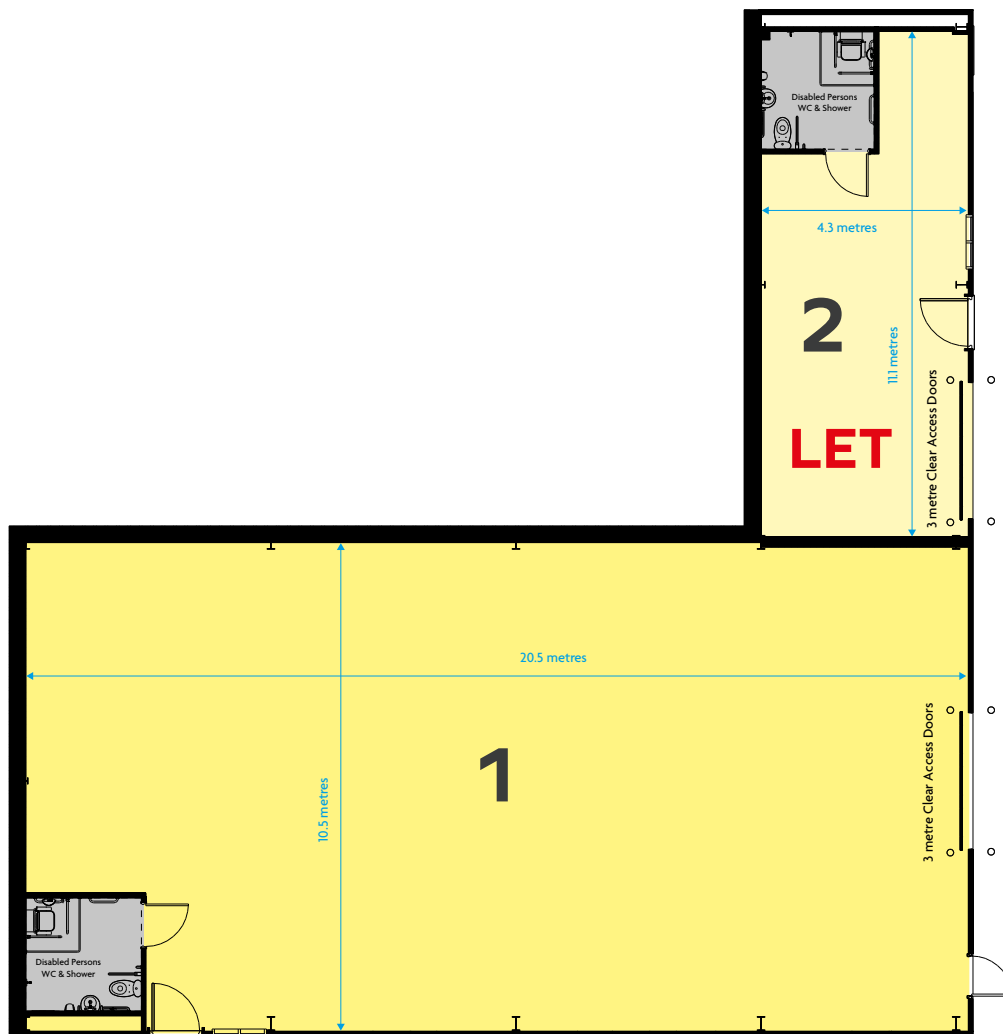
OPTION

To combine units to provide a single

2,826 sq ft / 262.6 sq m unit.

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Plan not to scale. Dimensions taken from architect's plans.

UNIT 3

Area - 3,205 sq ft / 297.8 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading

10% Rooflights providing high levels of daylight

Large 3.0 x 2.9 m level access roller shutter doors

3.5 m clear internal height

Shared external loading zone.

UNIT 4

Area - 2,715 sq ft / 252.2 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading

10% Rooflights providing high levels of daylight

Large 3.0 x 2.9 m level access roller shutter doors

3.5 m clear internal height

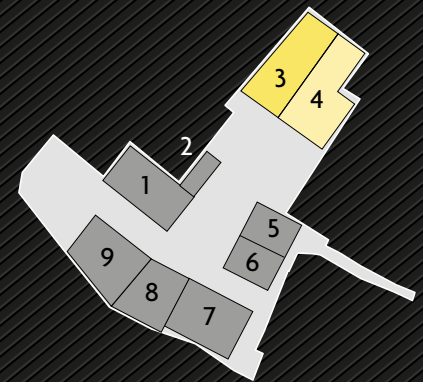
Shared external loading zone.

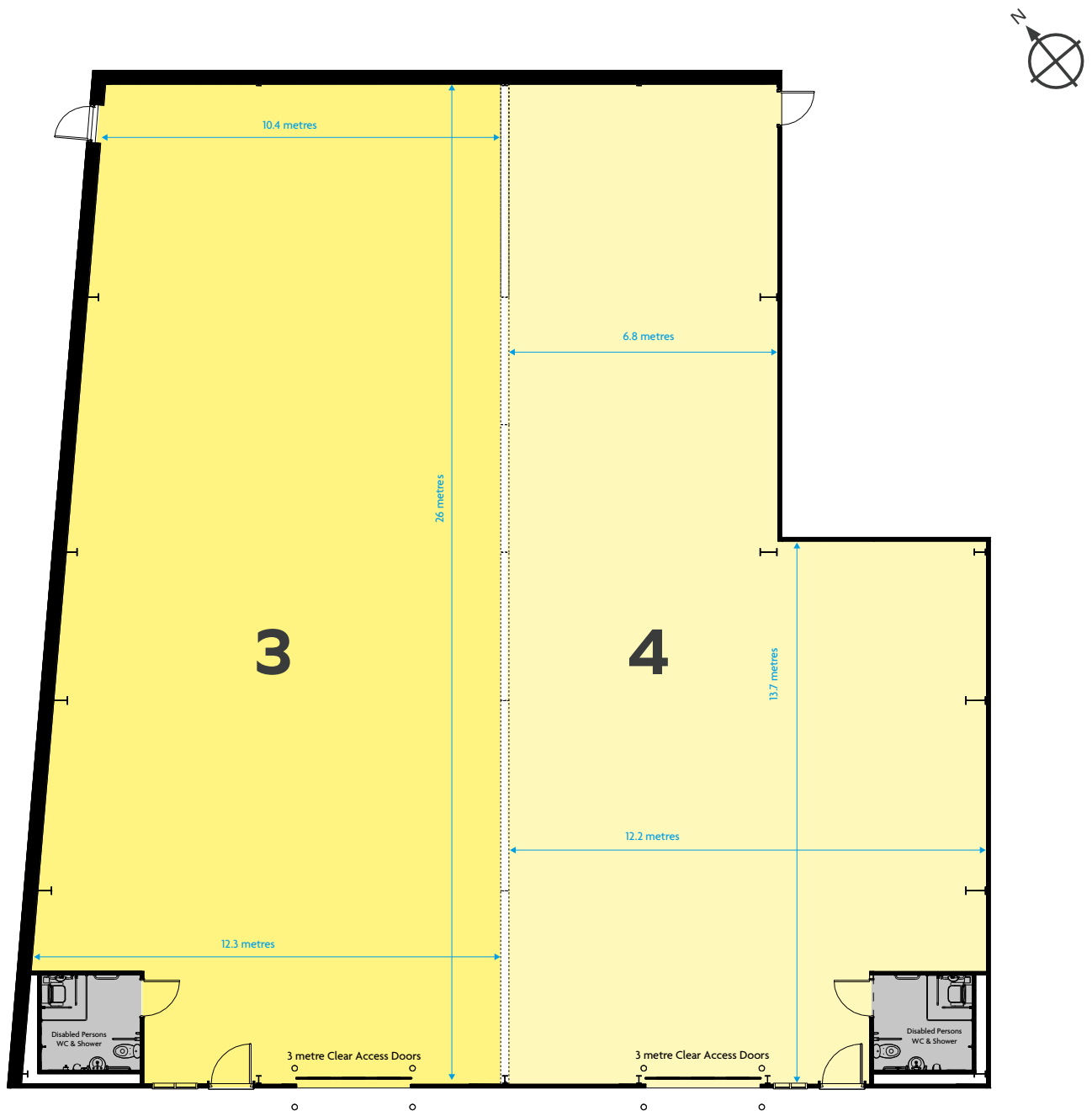
OPTION

To combine units to provide a single

5,920 sq ft / 550 sq m unit.

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UNIT 1



UNIT 2



UNIT 3 & 4



UNIT 3 & 4

UNIT 5 - LET

Unit 5 area - 1,188 sq ft / 110.4 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading

10% Rooflights providing high levels of daylight

Column free internal space

Large 3.0 x 2.9 m level access roller shutter door

3.5 m clear internal height.

UNIT 6 - LET

Unit 6 area - 1,188 sq ft / 110.4 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading

10% Rooflights providing high levels of daylight

Column free internal space

Large 3.0 x 2.9 m level access roller shutter door

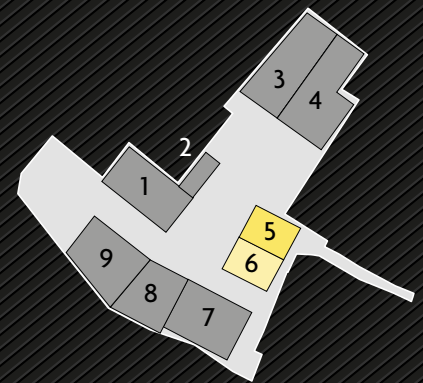
3.5 m clear internal height.

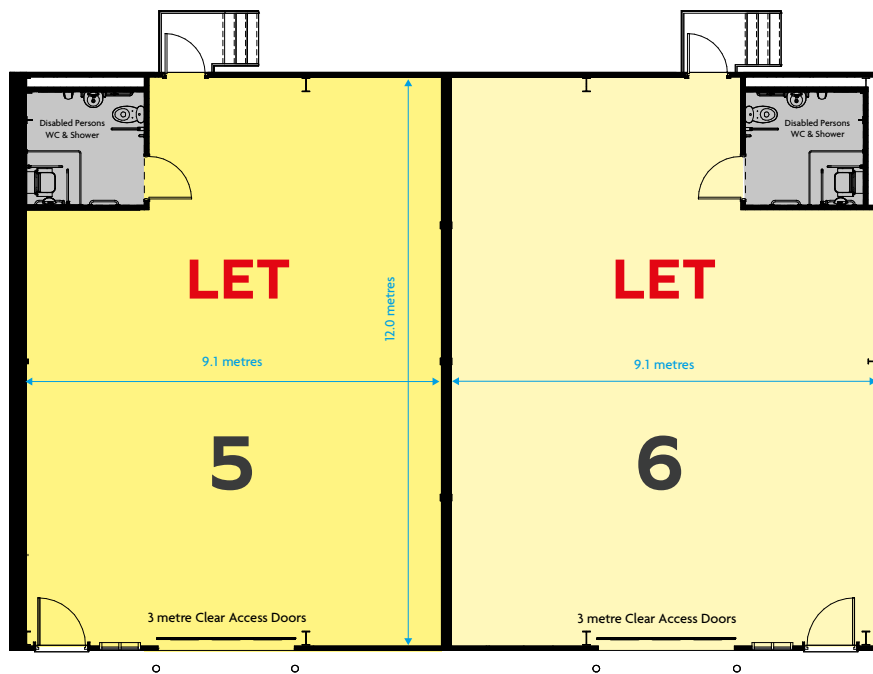
OPTION

To combine units to provide a single

2,376 sq ft / 220.8 sq m unit.

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UNIT 7 - LET

Area - 2,546 sq ft / 236.5 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading

10% Rooflights providing high levels of daylight

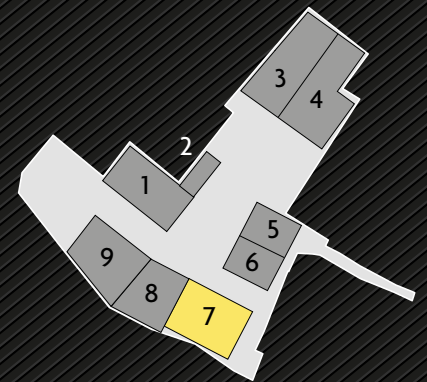
Column free internal space

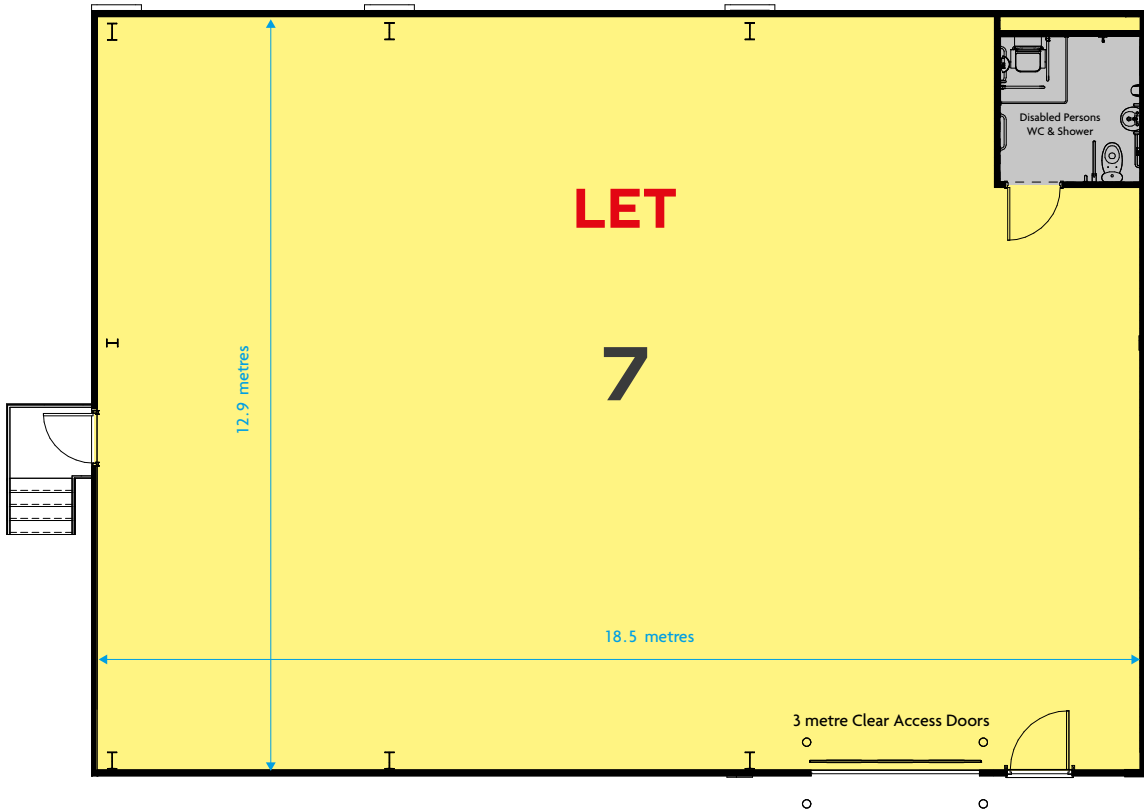
Large 3.0 x 2.9 m level access roller shutter door

3.5 m clear internal height

Dedicated external loading zone.

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UNIT 5



UNIT 6



UNIT 7



UNIT 7

UNIT 8 - LET

Total floor area - 2,705 sq ft - 251.3 sq m

Ground floor area - 1,952 sq ft / 181.4 sq m

Mezzanine area - 753 sq ft / 70 sq m

Kitchenette, WC and shower

15 kN/sq m floor loading (5kN/sq m on Mezzanine)

Large 3.0 x 2.9 m level access roller shutter door

6 m clear internal height.

UNIT 9 - LET

Total floor area - 3,192 sq ft / 296.5 sq m

Ground floor area - 2,479 sq ft / 230.3 sq m

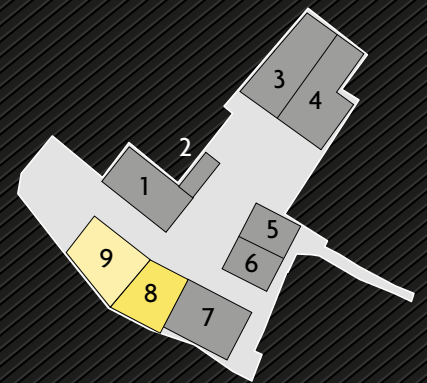
Mezzanine area - 712 sq ft / 66.2 sq m

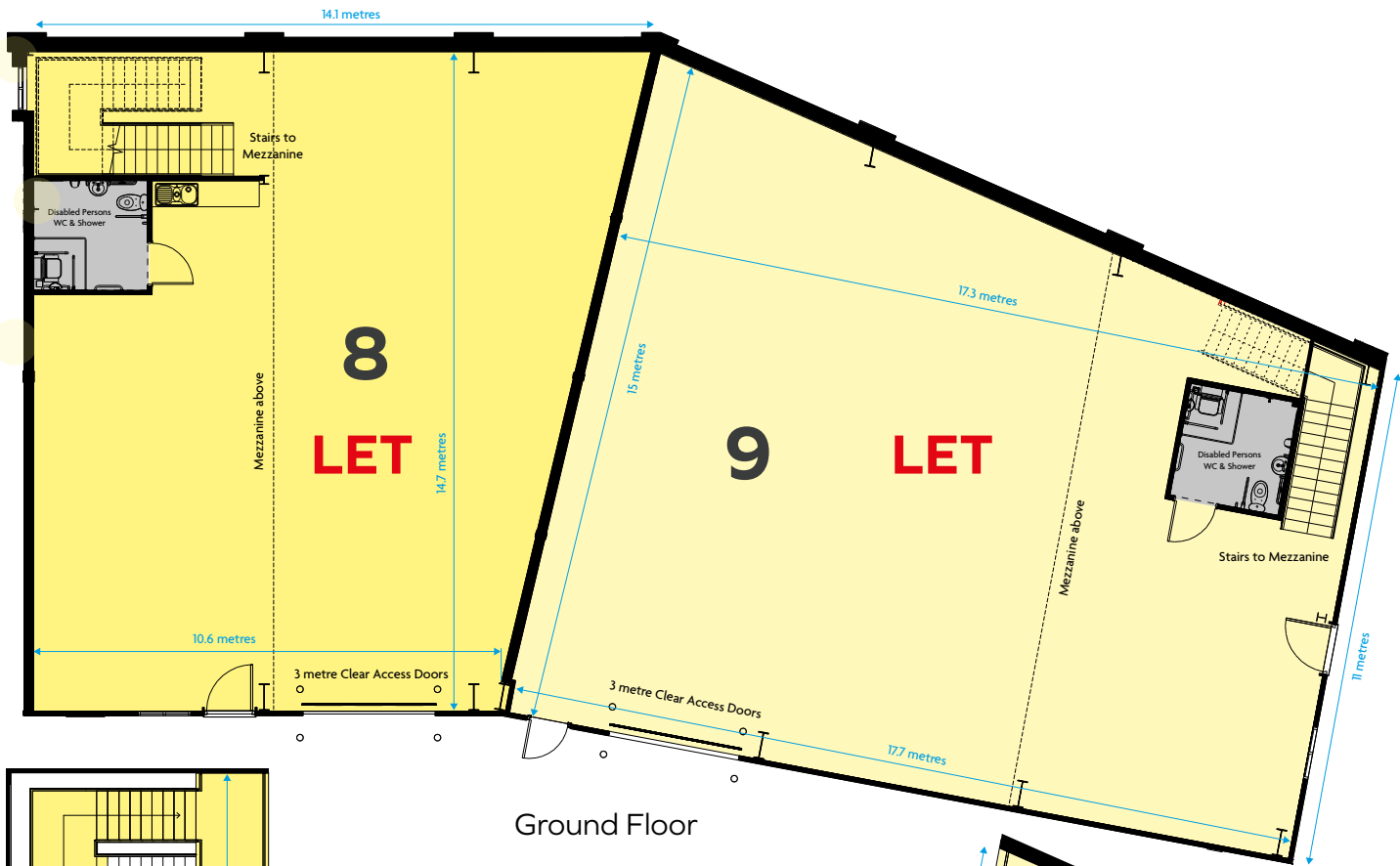
Kitchenette, WC and shower

15 kN/sq m floor loading (5kN/sq m on Mezzanine)

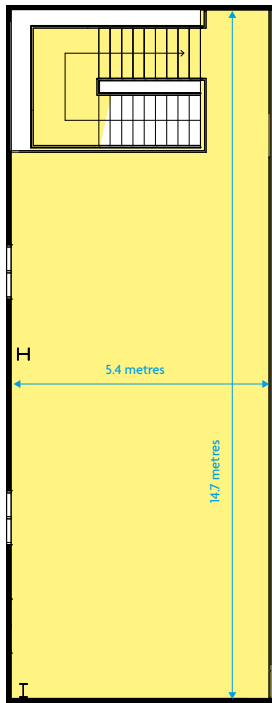
Large 3.0 x 2.9 m level access roller shutter door

6 m clear internal height.

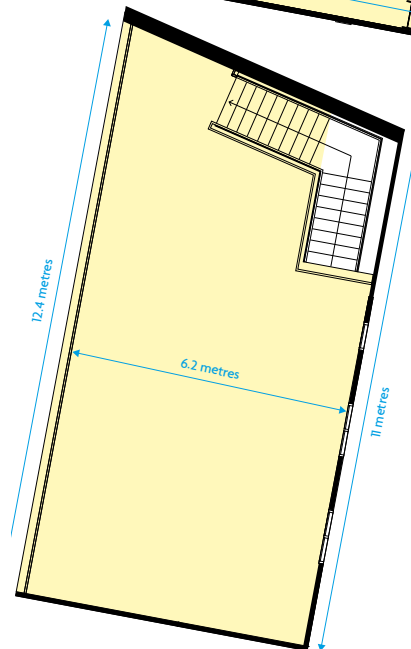




Ground Floor



Mezzanine



Plan not to scale. Dimensions taken from architect's plans.





UNIT 8



UNIT 8



UNIT 8





DESIGN LIFE OF MATERIALS

Element	Overall Design Life	Life to first maintenance
Structure	60 years	15 years
External Walls and building fabric	50 years (sealant 25 years)	20 years
Prefabricated external panels	45 years	20 years
Windows, roof lights, external doors	30 years	10 years
Roof materials	25 years	20 years
Weather seals	25 years	10 years
Mechanical engineering systems	20 years	10 years
Electrical engineering systems	20 years	10 years
Control systems	20 years	10 years
Roads, landscaping and footpaths	60 years	15 years

TERMS

The units will be available on new FR&I leases.

Full terms and quoting prices upon application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

SERVICE CHARGE

The units will be subject to a service charge, details upon application.

EPC

To be commissioned upon completion. The target is for each building to achieve a rating of 'A' or above.

CONTACT

For further details contact the joint sole agents.



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