

INDUSTRIAL

BUSINESS
SPACE
AGENCY



TO LET



UNITS 3, 4, 5 & 6 , ANDERSON ROAD INDUSTRIAL ESTATE, ANDERSON ROAD, WOODFORD GREEN, ESSEX IG8 8ET

**MODERN WAREHOUSE UNITS FROM
11,277 SQ FT TO 49,689 SQ FT**

- 2 X LEVEL LOADING DOORS PER UNIT
- DOCK LOADING DOORS TO UNIT 3
- DEMISED PARKING
- EAVES HEIGHT OF C. 6.5M
- 2 STOREY OFFICE ACCOMMODATION

LOCATION

Anderson Road Industrial Estate is situated within an established commercial area, fronting Woodford Avenue (A1400). The A406 (North Circular Road) is a short distance to the west, whilst the A1400 links to the A12 to the east. South Woodford and Gants Hill Underground Station (Central Line) are 1.2 and 1.6 miles away respectively.

DESCRIPTION

The units currently comprises 4 interconnecting industrial/warehouse units, all benefiting from 2 storey office accommodation to the front. Parking and loading are provided to the front, whilst unit 3 also has the advantage of dock loading to the side elevation.

WELL PLACED

PROPERTY ADVISORS



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ACCOMMODATION

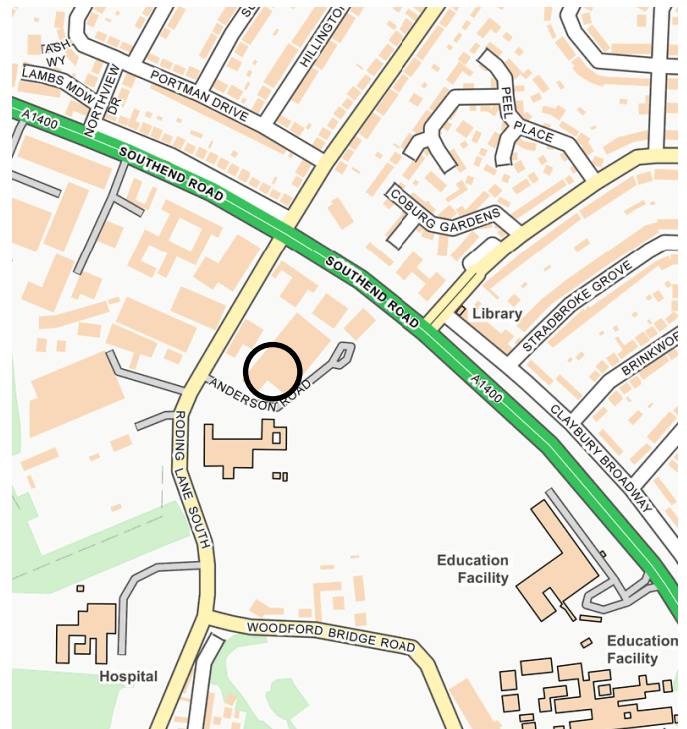
The units have the following gross internal floor areas:

	FLOOR	SQ FT	SQ M
UNIT 3	Ground Warehouse	9,298	863.81
	Ground Office	1,074	99.82
	First Office	904	84.00
TOTAL		11,277	1,047.63
UNIT 4	Ground Warehouse	9,446	877.53
	Ground Office	937	86.10
	First Office	904	84.00
TOTAL		11,277	1,047.63
UNIT 5	Ground Warehouse	9,291	863.10
	Office/Ancillary	2,658	246.90
	First Office	1,724	160.16
TOTAL		13,672	1,270.16
UNIT 6	Ground Warehouse	10,934	1,015.80
	Office/Ancillary	1,615	150
	First Office	904	84
TOTAL		13,453	1,249.80
GRAND TOTAL		49,679	4,615.22

TERMS

The units are available as a combination of units or individually on new full repairing terms to be agreed.

Quoting rent upon application.



RATEABLE VALUE

The units have the following rateable values (2017 list)
Unit 3 - £75,000 - Unit 4 - £76,500 - Unit 5 - £81,000
Unit 6 - £79,500.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the estate. Further details upon request.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is in the process of being produced and will be available shortly.

CONTACT

For further details on these and many other available properties please contact:

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