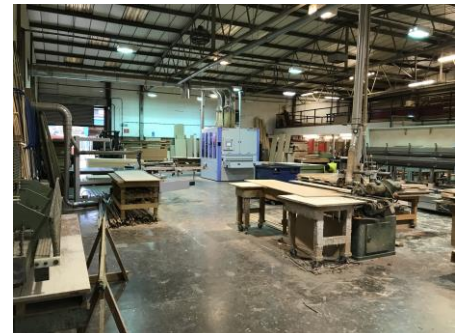


TO LET (MAY SELL)

**INDUSTRIAL/WAREHOUSE
WITH DEFINED PARKING AND YARD AREAS**
Approx. 11,763 sq ft (1,092.78 sq m)



**Units 1-3 Redburn Industrial Estate
Woodall Road
Enfield
EN3 4LF**

- Detached warehouse
- Potential for extension subject to planning
- Eaves Height 19ft (5.81m)
- Clear span

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TV

Also at: London W1 & Stevenage

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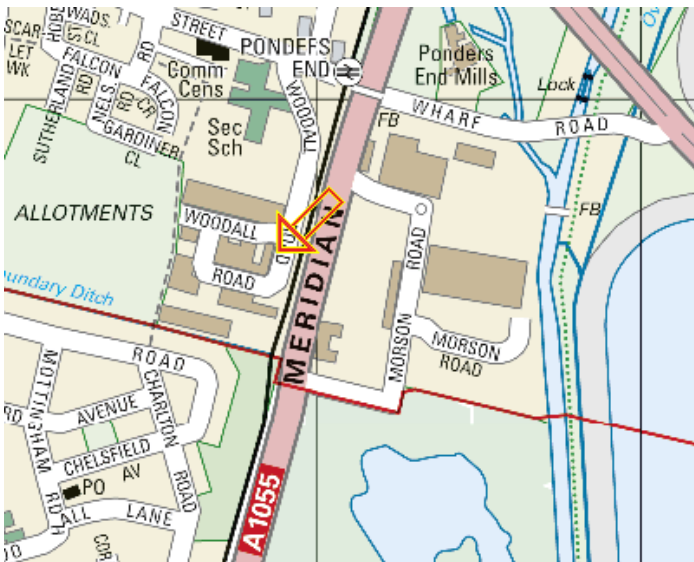
Description

The premises comprise a detached 1980's built single storey industrial/warehouse unit of steel portal frame construction under pitched corrugated roofing with part brick and part profile sheet cladding. The premises benefit from a gated yard area and car parking.

Location

The property commands a prominent corner position on the Redburn Estate in Woodall Road and is visible from the overground railway and A1055 Mollison Avenue. The estate is located close to its junction with South Street adjacent to Ponders End main line station offering a regular service to Liverpool Street.

The A1055 Mollison Avenue is 5 minutes driving distance and provides access to the M25 Junction 25 and the A10 Great Cambridge Road to the north and the A406 North Circular Road to the south.



Energy Performance Certificate (EPC)

Rating: D78

The full EPC and recommendation report can be viewed and downloaded from our website.

www.bowyerbryce.co.uk

Contact



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North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Floor Areas

Floor areas are gross internal and approximate only.

	Sq ft	Sq m
Ground floor		
Industrial/Warehouse including offices	8,042	747.10
First Floor Offices	1,923	178.65
Mezzanine	1,798	167.03
Total	11,763	1,092.78

Terms

The property is available to let on a new lease for a term by arrangement at a commencing rent of £120,000 pax.

Alternatively, the ground lease is for sale with circa. 60 years unexpired at a current ground rent of £19,292 pax, subject to reviews every 10 years to 35% of the market rent of the original build space of 9,965 sq ft. The next rent review is 25/03/2020. Price upon application.

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT.

Business Rates

Rateable value 2019/2020 £78,000
Rates payable £39,312

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

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

Viewing

Strictly by appointment through joint agents Bowyer Bryce and Rumsey & Partners.

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property. (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc. and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations. (v) All rents and prices quoted are exclusive of VAT (if chargeable).

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