



LC

Unit 3 & 4 Maybank Business Park Maybank Road, South Woodford, London, E18 1EJ

5,920 Sq Ft (549.97 Sq M)

£90,000 - £110,000 P.A.X. Plus VAT

TO LET

LIGHT INDUSTRIAL UNIT

USE CLASS E

Key Features

Single storey light industrial unit totalling approximately 5,920 sqft (550 sqm)

On-site car parking spaces (2 per unit), On-Site Cycle parking, Electric Vehicle charging points

Dedicated External Loading Zone

15 kN/sq m floor loading

W.C, Kitchenette & Shower

Large 3.0 x 2.9 m level access roller shutter door

10% Rooflights Provide High Levels of Daylight

Property Description

This development comprises of 9 warehouse units. Each unit benefits from electric roller shutters, solar panels, car parking and the benefit of communal Electric Vehicle Charging points. Units 3 & 4 have a total size of approx 5,920 sqft (550 sqm) and can also be split (3,205 sqft for unit 3 or 2,715 sqft for unit 4).

The overall rental is stepped as follows

£90,000 p.a.x. plus vat till April 2026

£100,000 p.a.x. plus vat till April 2027

£110,000 p.a.x. plus vat till April 2030





The property is offered for assignment of the existing lease which expires April 2035 or by way of sublet for a term to be agreed up to April 2035 outside of the landlord and tenant act.

****Please note VAT will be added to rent and service charge****

Location

This development is located at the junction of Maybank Road and the A406 (North Circular), adjacent to Charlie Browns roundabout and Chigwell Road. The A406 leads through to East and North London as well as both the M11, Ilford and the A13. It is a short walk away from South Woodford's Central Line Station, providing quick and easy access into London.

Terms

The property is offered for assignment of the existing lease which expires April 2035 or by way of sublet for a term to be agreed up to April 2035 outside of the landlord and tenant act



Rent

£90,000 - £110,000 P.A.X. Plus VAT

Service Charge

£11,044.92 Plus VAT (including insurance)

Rates Payable

£23,000 p.a, approx. for the whole

EPC Rating

A

Legal Costs

To be paid by the ingoing tenants

Referencing

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

Viewing

Via Sole Agents Only



RICS

LC

LAND COMMERCIAL

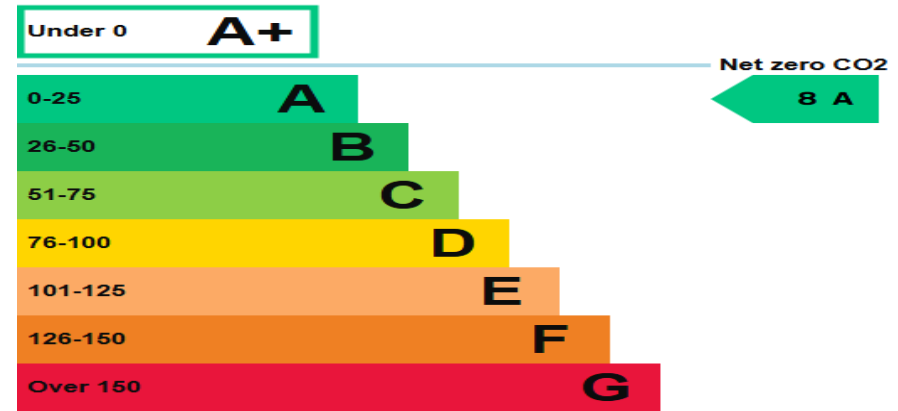
chartered surveyors

The Property Ombudsman

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

