



**Unit 1 Maybank Business Park 109 Maybank  
Road, South Woodford, London, E18 1EJ**

2,317 Sq Ft (215.25 Sq M)

£60,000 P.A.X. Plus VAT

**TO LET**

**LIGHT INDUSTRIAL UNIT**

**USE CLASS E**

**Key Features**

Single storey light industrial unit totalling approximately 2,317 sqft (215.25 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

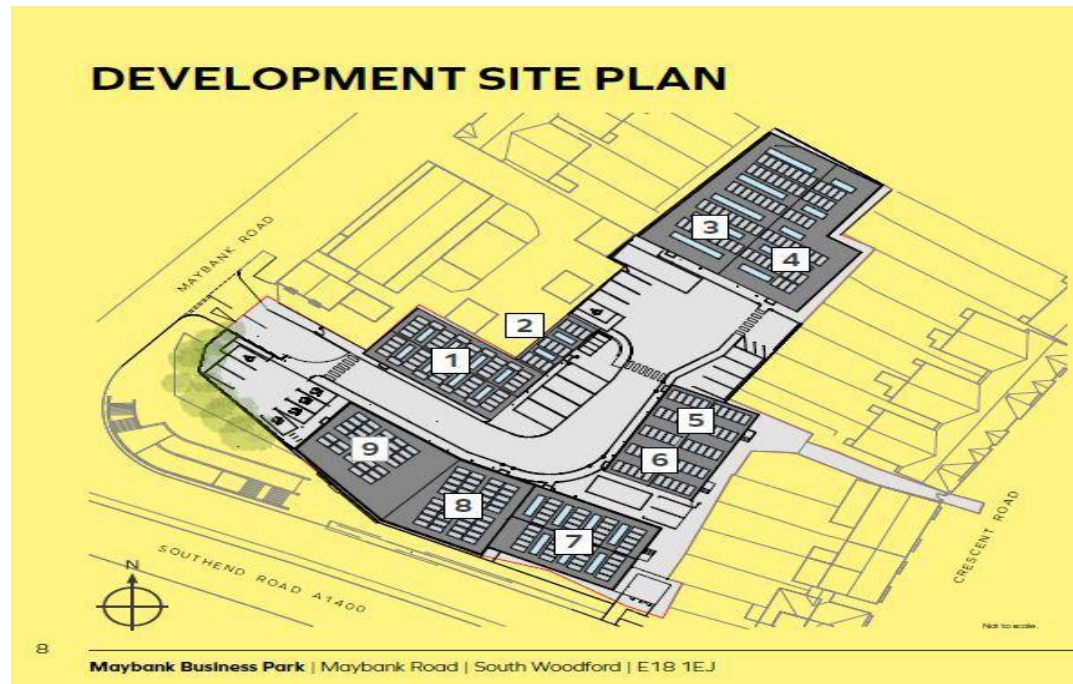
**Property Description**

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. Unit1 has total size of approx 2,317 sqft (215.26 sqm).

Benefits include 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.

\*\*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 being offered To Let on a new full repairing and insuring lease, the terms of which are to be agreed.

## Rent

£60,000 P.A.X. Plus VAT

## Service Charge

£5,425.68 Plus VAT (including buildings insurance)

## Rates Payable

Approx £13,600 p.a.

## EPC Rating

A

## Legal Costs

To be paid by the ingoing tenants



## Referencing/AML

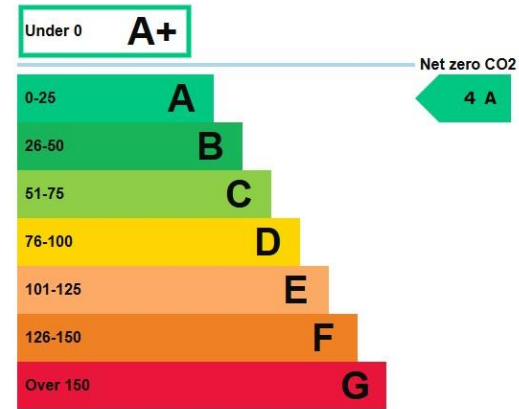
Land Commercial Ltd charges a fee of £350.00 plus VAT for undertaking anti money laundering checks and references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

## Viewing

Via Sole Agents Only

## 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.

**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.

