



Unit 8 Redburn Industrial Estate

Woodall Road, Enfield, EN3 4LE

Industrial / Warehouse Unit

5,094 sq ft
(473.25 sq m)

- Clear internal height of 4.3m
- To be partially refurbished
- Parking / yard space to front
- Good access to A10 and M25 (J25 approx 2 miles away)
- Can combine with Unit 1

Summary

Available Size	5,094 sq ft
Rent	Rent on application
Business Rates	To be confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Industrial / warehouse unit incorporating office and WCs with a clear internal height of 4.3m and yard / parking to front. Opportunity to take with the adjoining Unit 1 (currently linked).

Location

The unit is located on the Redburn Industrial Estate which is accessed via Woodall Road within the Ponders End area of Enfield.

The estate is accessible to the A10 Great Cambridge Road and Mollison Avenue, both providing access to the M25 (Junction 25) 2 miles to the north and the A406 North Circular Road, 3 miles to the south.

Ponders End over-ground station is within a short walking distance providing regular services to London Liverpool Street via Tottenham Hale (Victoria Line).

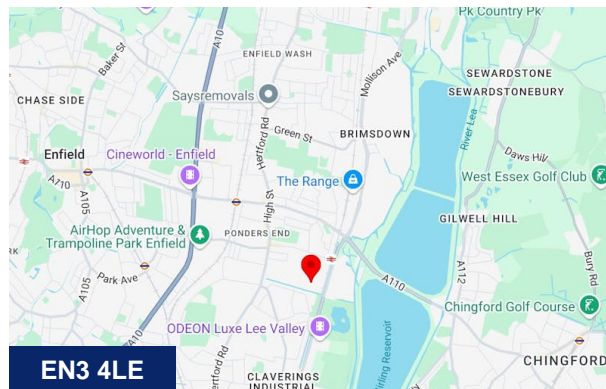
Accommodation

The accommodation comprises the following approximate GIA area:

Name	sq ft	sq m
Ground - & First Floor Warehouse and Office	5,094	473.25
Total	5,094	473.25

Terms

Available by way of sub-let or assignment to October 2027 (may consider a new lease).



Viewing & Further Information



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