

To Let

**Unit 5, Woodford Trading Estate , Southend Road,
Woodford Green, Essex, IG8 8HF**

4,630 sq ft (430.14 sq m) GIA

- To be Fully Refurbished
- Prominent Trade Counter estate
- Minimum eaves height 6.5m
- 8 allocated car parking spaces
- Nearby occupiers include: Screwfix, Tool Station, Formula 1 Autocentres, Saint Gobain, HSS Hire, Andrew Page and BOC



Location

Woodford Trading Estate is in a prominent position fronting the A4100 Southend Road, adjacent to Tesco and a short distance from the A406 at Charlie Browns roundabout, which provides access to the M11 (Junction 4). The Estate is approximately 15 minutes walk from South Woodford tube station (Central line).

Description

The property comprises an end of terrace warehouse / trade counter unit of a steel portal frame construction enclosed by brick, block and profile steel cladding. The unit is due to undergo a full programme of refurbishment and will benefit from predominantly clear warehouse accommodation in addition to ancillary offices at ground and first floor level.

Accommodation

Ground Floor Warehouse	4,630 Sq Ft	430.14 Sq M
TOTAL	4,630 Sq Ft	430.14 Sq M

The above floor areas are approximate and have been measured on a gross internal area basis.

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Legal Fees

Both parties' legal costs are to be borne by the ingoing tenant, but a contribution will be required in the event of abortive costs being incurred by our client.

EPC

This property has been graded as 54 C.

Rent

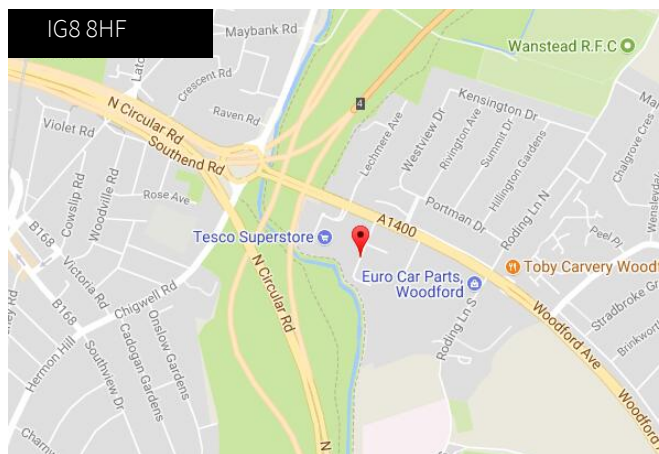
Available on Request

Business Rates

Further information available on request.

Service Charge

A service charge is applicable. Further details on application.



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