

To Let

Unit 17, Woodford Trading Estate , Southend Road, Woodford Green, Essex, IG8 8HF

10,856 to 21,646 sq ft (1,008.55 to 2,010.98 sq m) GIA

- To be Fully Refurbished
- Eaves Height 6.2 Metres
- Yard Depth Circa 15 Metres
- Minimum of 15 Car Spaces
- Close of South Woodford Tube (Central Line)



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	8,948 Sq Ft	831.24 Sq M
Ground Floor Offices	986 Sq Ft	91.6 Sq M
First Floor Offices	922 Sq Ft	85.68 Sq M
Total	10,856 Sq Ft	1,008.52 Sq M

It may be possible to provide up to 21,646 sq ft by combining with an adjacent unit.

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 94 D.

Rent

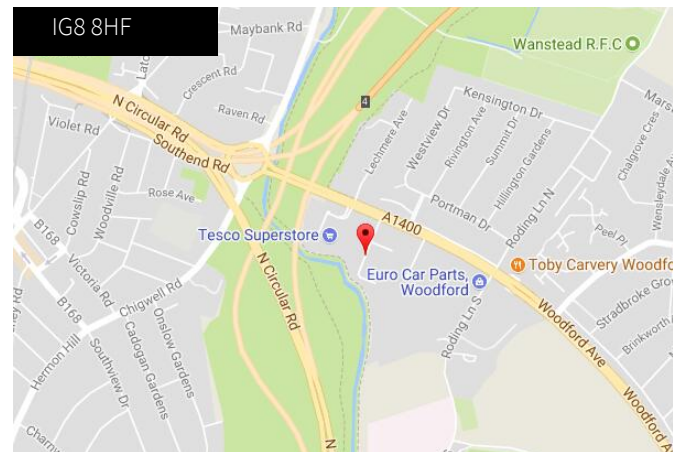
Available on Request

Business Rates

Further information available on request.

Service Charge

A service charge is applicable. Further details on application.



Contacts

JLL

Chris Knight

+44 (0)207 399 5402

Chris.C.Knight@eu.jll.com

Kemsley LLP

Ben Collins

02072904555

ben.collins@kemsley.com

Kemsley LLP

Colin Herman

01708 759 888

colin.herman@kemsley.com

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