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TO LET

INDUSTRIAL AND WAREHOUSE – 13,546 SQ FT (1,258.42 SQ M)

Unit 1 Redburn Industrial Estate, Woodall Road, Enfield, EN3 4LE

DESCRIPTION

Industrial / warehouse unit incorporating office, WCs and kitchenette with a clear internal height of 5.1m and yard / parking to front.

Opportunity to take with Unit 8 (currently linked) providing an additional 5,094 sq ft.

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 (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground & First Floor Warehouse and Office	13,546	1,258.42

AMENITIES

- Clear internal height of 5.1m
- To be partially refurbished
- Parking / yard space to front
- Good access to A10 and M25 (J25 approx 2 miles away)
- Can combine with Unit 8

RENT

On application.

TERMS

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

RATES

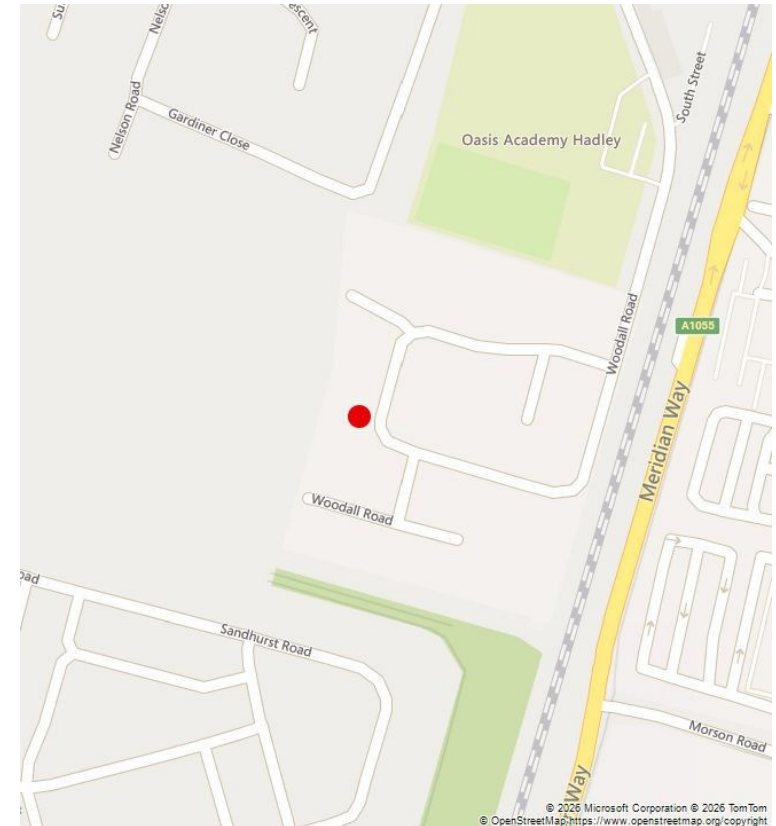
To be confirmed.

VAT

To be confirmed.

EPC

An EPC is being prepared and will be available shortly.

**VIEWINGS – 01322 285588**

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