



LC

Unit 3 And 4 Maybank Business Park Maybank Road, South Woodford, London, E18 1EJ

5,920 Sq Ft (549.97 Sq M)

£110,000 P.A.X. Plus VAT

TO LET

LIGHT INDUSTRIAL UNIT

USE CLASS E

Key Features

Single storey light industrial unit totalling approximately 5,920 sqft (550 sqm)

On-site car parking spaces (2 per unit or 4 in total for both), On-Site Cycle parking, Electric Vehicle charging points

Dedicated External Loading Zone

15 kN/sq m floor loading

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

W.C, Kitchenette & Shower

Large 3.0 x 2.9 m level access roller shutter door

10% Rooflights Provide High Levels of Daylight

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and anti money laundering checks upon the proposed tenants. This fee is non-refundable after whether or not they are accepted by the Landlord

Hours of operation Mon-Fri 7am-7pm, Sat 7am-1pm, Sunday no trade





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. Units 3 & 4 have a total size of approx 5,920 sqft (550 sqm).

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

Price

Rent

£110,000 P.A.X. Plus VAT

Service Charge

£13,866.65 Plus VAT (including insurance)



Rates Payable

£28,080.00

EPC Rating

A

Legal Costs

To be paid by the ingoing tenants

Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and anti-money laundering checks upon the proposed tenants. This fee is non-refundable after whether or not they are accepted by the Landlord

Viewing

Via Sole Agents Only

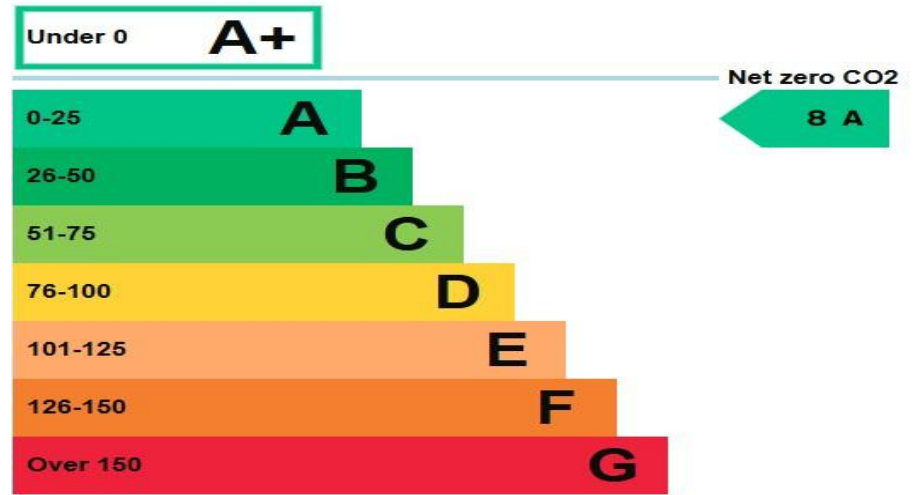


RICS

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.



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.

