

# UNIT 3 TO LET

## 7,703 ft<sup>2</sup> (715 m<sup>2</sup>)



FULLY  
REFURBISHED



SECURE  
FORECOURT



EASY ACCESS TO  
A406, A10 & M25



[www.ipif.com/redburn](http://www.ipif.com/redburn)

MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

UNIT 3, REDBURN INDUSTRIAL ESTATE  
PONDERS END, ENFIELD, EN3 4LE

**IPIF**



## UNIT 3

### DESCRIPTION

The premises have been fully refurbished, and comprise of a mid-terrace industrial/warehouse unit of clear span steel portal frame construction with an eaves height of 5.85m, incorporating ground and first floor offices. Externally the unit has a fenced forecourt providing car parking and loading.

### SPECIFICATION

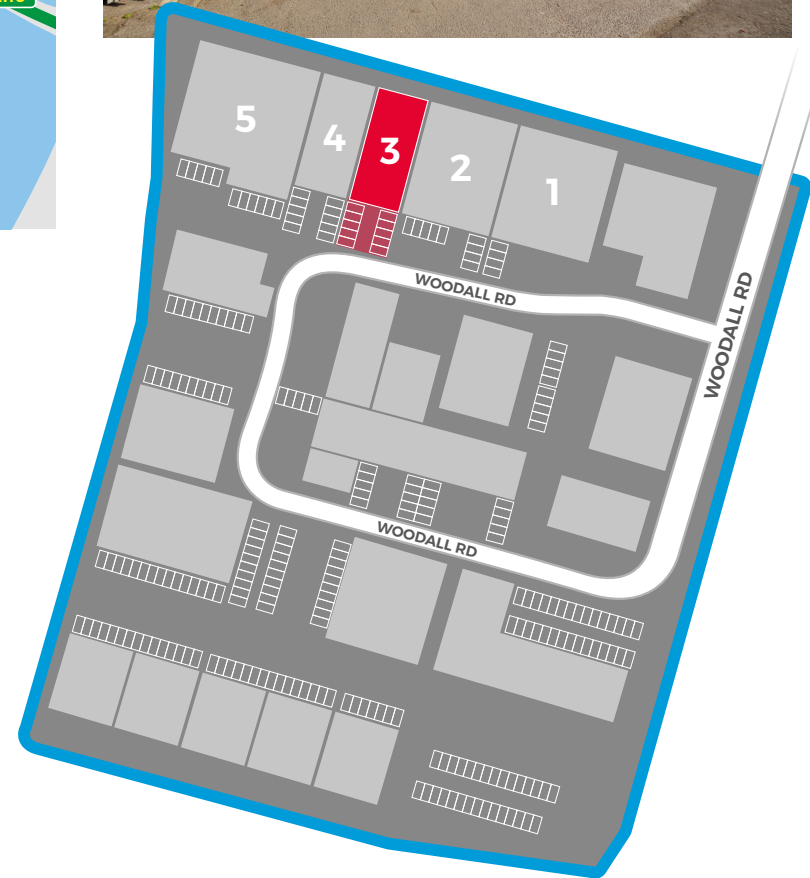
- Secure forecourt
- New over sheet roof
- Roller shutter loading door
- 3 phase electricity
- Gas connection
- Eaves height 5.85m
- Offices
- Male & Female WCs

### ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 3	M <sup>2</sup>	FT <sup>2</sup>	EPC
G/F Warehouse / Offices	640	6,890	B-50
1/F Offices	75	813	
<b>TOTAL</b>	<b>715</b>	<b>7,703</b>	





## 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 readily 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).

## LEASE TERMS

The unit is available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord

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