



FORMER MACCESS UNIT
400 Roding Lane South
Woodford Green
IG8 8EY



Industrial Warehouse Unit with Large Yard

TO LET

36,215 sq ft on a site of c.2.13 Acres

Grant Mills Wood
part of riley consulting
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Location

The building is located on the west side of Roding Lane South, a short distance from the Southend Road (A1400) and the junction of the Southend Road and the North Circular Road. Consequently there is immediate access to the M11 and the M25 to the north and the A12 and A13 to the south.

The property is located approximately 0.9 miles from South Woodford underground station (Central Line) which provides regular services to central London and the East.



Photo of outbuilding.

Description

The unit is a steel truss industrial warehouse unit with a height of approximately 5.4m to the underside of the truss rising to 8.7m to the apex. The building currently has a mixture of spot and strip lighting throughout, various gas warm air heaters, 2 roller shutter doors beneath a loading canopy, male and female W.C.'s and a staff kitchenette area.

The remainder of the space is 'office' accommodation with a reduced floor to ceiling height. There are also two outbuildings that extend to approx 1,335 sq ft and 1,506 sq ft respectively.

The property also has a large yard to the north/north-west of the building which is primarily used for parking and loading along with a secured yard area.

Legal Costs

Each party is to bear their own legal costs.

Floor Areas

	Sq ft	(m ²)
Ground Floor	33,374	(3,100)
Outbuilding 1	1,335	(124)
Outbuilding 2	1,506	(140)
Total of Buildings	36,215	(3,224)
Yard Area Approx	56,829	(5,280)

Terms

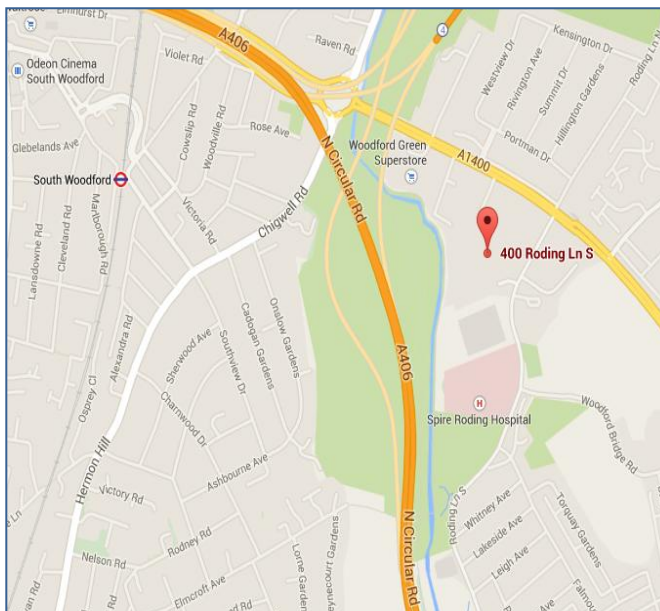
A new lease is available for a term by agreement at a rent of **£7.95** per sq ft (£287,909 p.a) exclusive, plus VAT. *Subject to Contract*

Rates

We have been informed by Redbridge County Council that the rateable value is **£105,000**. The rates payable for 2015/16 are **£51,765 per annum**. Interested parties should make their own enquiries.

EPC

An Energy Performance Certificate will be available following vacant possession of the building. Please contact the agents for further details.



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Viewing

Viewings are available strictly by Appointment through:-

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