



PROPERTY CONSULTANTS

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WAREHOUSE TO LET



WOODFORD GREEN, ESSEX IG8 4,000 – 7,000 SQ FT (371.6 – 650.3 SQ M)

- Location:** Situated in Roding Lane South, close to the junction with Woodford Avenue. There is easy access to the A406 North Circular and M11 motorways.
- Description:** Comprising a large warehouse unit which can be partitioned to provide flexible space from 4,000-7,000 sq ft. The premises benefit from a full height roller shutter for easy loading and on site parking.
- Areas:** “L” shaped space from 4,000 – 7,000 sq ft
- Tenure:** Available on a new Lease for a term to be agreed at £7.50 per square foot.
- Business Rates:** London Borough of Redbridge – to be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007