



## **TO LET**

**Units 16-18, Redburn Industrial Estate,  
Woodall Road, Enfield EN3 4LE**

## **Cold Store / Warehouse Premises**

**24,761 Sq ft (2,300 Sq M)**



### **Location**

The unit is located within this established industrial estate 1 mile from the A1055 Mollison Avenue/Meridian Way roundabout which provides access to Junction 25 of the M25, via the A10 Great Cambridge Road to the north, and also the A406 North Circular Road to the south. The unit is also 0.3 miles of Ponders End train station.

## **Description**

The unit is current used as a cold store facility. The accommodation is arranged across 3 bays and a two storey office block to the front of the warehouse. The unit benefits from 1 level loading and 2 dock level loading doors, which open out onto a secure service yard and parking area. There are a number of external charging points arranged around the perimeter of the yard and a diesel refuelling area.

## **Floor Areas**

<b>Description</b>	<b>Sq. Metres</b>	<b>Sq. Feet</b>
Main chiller	794.24	8,549
Chilled loading area	248.98	2,680
Warehouse	671.39	7,227
Ground floor offices	151.82	1,634
First floor offices	144.54	1,555
Ancillary warehouse offices	91.96	989
Storage Mezzanine	84.37	908
External storage/plant room	113.25	1,219
<b>Total</b>	<b>2300.60</b>	<b>24,761</b>

*(The above floor areas have been measured on a GIA basis)*

## **Terms**

The unit is available by way of an assignment or a new full repairing and insuring sublease expiring December 2015.

## **Rent**

The current passing rent is £136,760pa. This equates to approximately £5.52psf.

## **Business Rates**

According to [www.voa.gov.uk](http://www.voa.gov.uk) the rateable value of the property is £160,000. Prospective tenants should make their own enquiries with the London Borough of Enfield (0208 379 1000) to verify the current rates payable.

## **Services**

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

## **Viewing/Further Information**

**BNP Paribas Real Estate**  
**[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)**  
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# Energy Performance Certificate

Non-Domestic Building



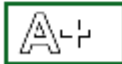
Unit 16-18  
Woodall Road  
Redburn Industrial Estate  
ENFIELD  
EN3 4LE

Certificate Reference Number:  
9090-3912-0397-9820-8094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

73

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2311  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 40.94

## Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

57 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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