



## Unit 6 Maybank Business Park Maybank Road, South Woodford, London, E18 1EJ

1,188 Sq Ft (110.37 Sq M)

£25,000 P.A.X. Plus VAT

TO LET

LIGHT INDUSTRIAL UNIT

USE CLASS E

Key Features

Single storey light industrial unit totalling approximately 1,188 sqft (110.4 sqm)

On-site car parking spaces (2 per unit), On-Site Cycle parking, Electric Vehicle charging points

Dedicated External Loading Zone

Column Free Internal Space

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.

### Property Description

This new 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. Unit 6 has a total size of approx 1,188 sqft (110.4sqm).

**\*\*Please note VAT will be added to rent and service charge\*\***

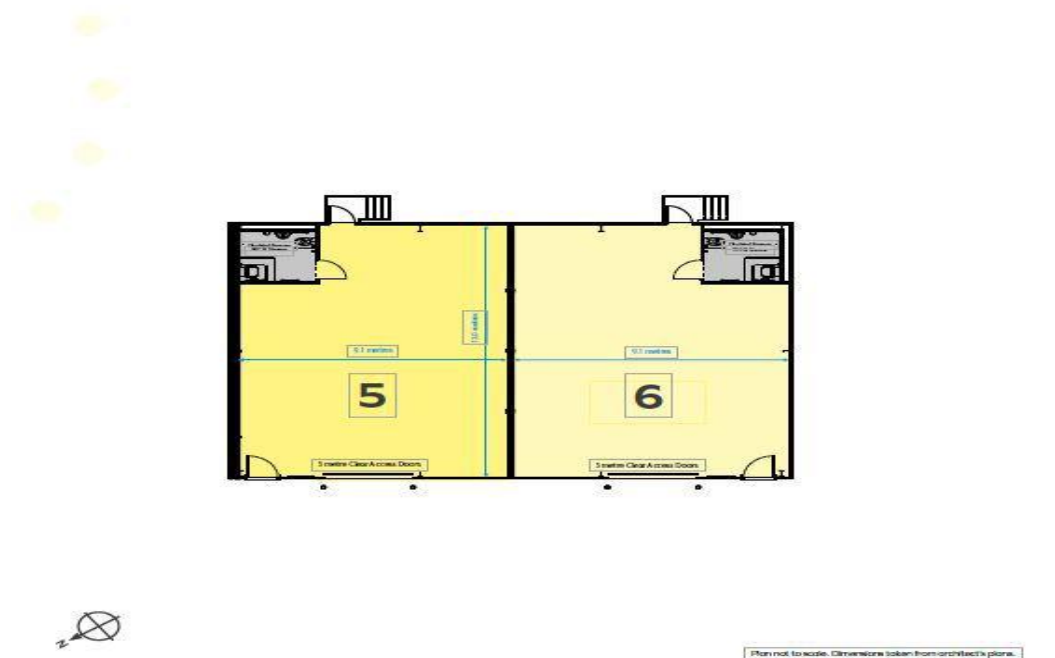
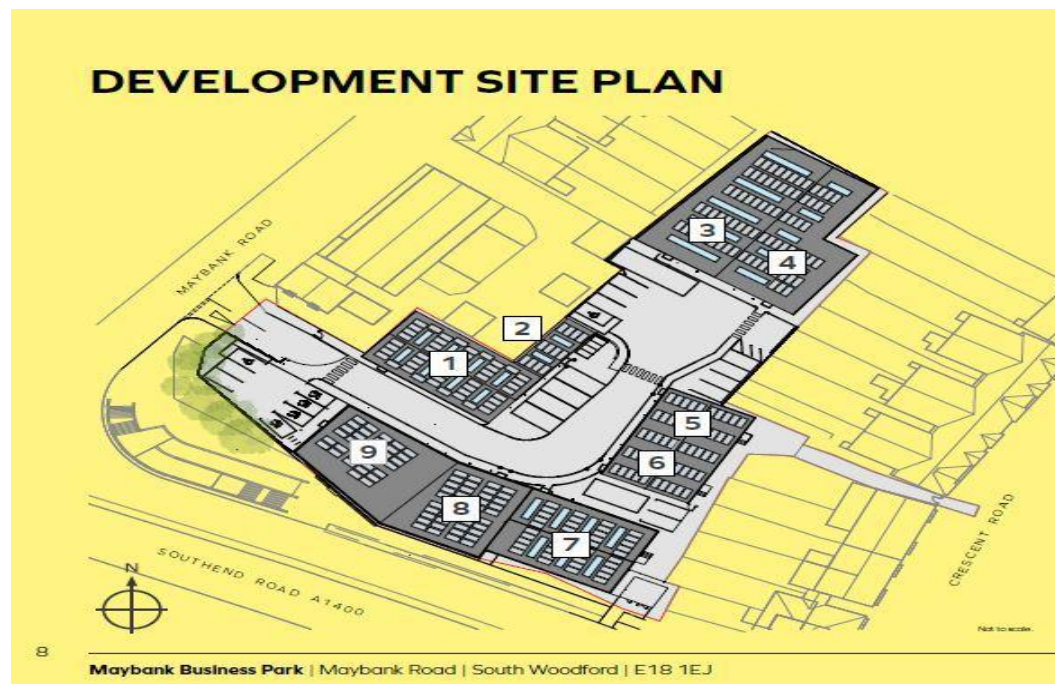
W.C, Kitchenette & Shower

Large 3.0 x 2.9 m level access roller shutter door

10% Rooflights Provide High Levels of Daylight

Three phase power

No goods shall be delivered to, nor despatched from the site outside the following times:- 07.00-19.00 Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.





## Location

This new 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 .

## Rent

£25,000 P.A.X. Plus VAT

## Service Charge

£2,781.58 Plus VAT (currently including insurance)

## Rates Payable

£11,500 p.a.

## EPC Rating

A

## Legal Costs

To be paid by the ingoing tenants



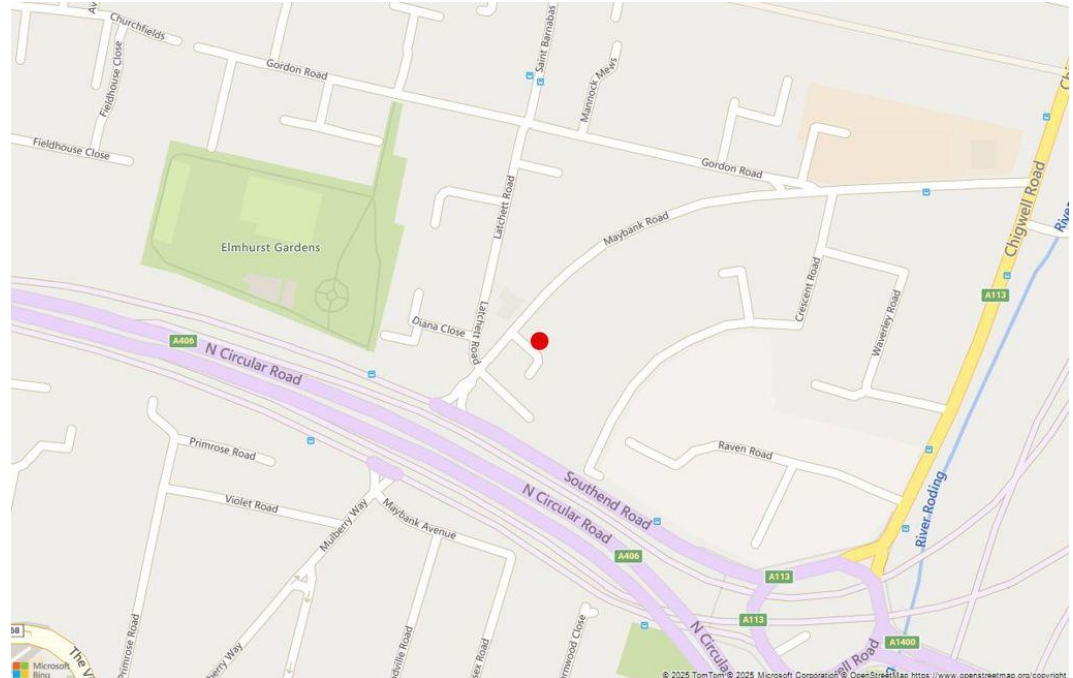
## Referencing/ Anti-Money Laundering

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, whether or not they are accepted by the Landlord.

## Viewing

Via joint Sole Agents

Land Commercial and <https://www.glenny.co.uk/>



LC

LAND COMMERCIAL

chartered surveyors



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.



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