

NEWLY REFURBISHED



Orbital Centre

SOUTHEND ROAD, WOODFORD GREEN,
ESSEX, IG8 8HH

UNIT 1 TO LET

8,816 SQ FT
(819 SQ M)

WAREHOUSE & TRADE COUNTER
OPPORTUNITY

| Close Proximity to A406 North Circular Rd

| Electric Vehicle Charging Points

| 6.3m Eaves Height

| PV Panels

| Dedicated parking and large rear yard

| VRF to Offices



Location

The Orbital Centre is located on the Southend Road, Woodford Green, close to "Charlie Browns" roundabout. The property is therefore conveniently located for access to the motorway network via A406/M11 and M25. Numerous bus routes pass the property and both Gants Hill and South Woodford Underground stations are close by.



Unit 1

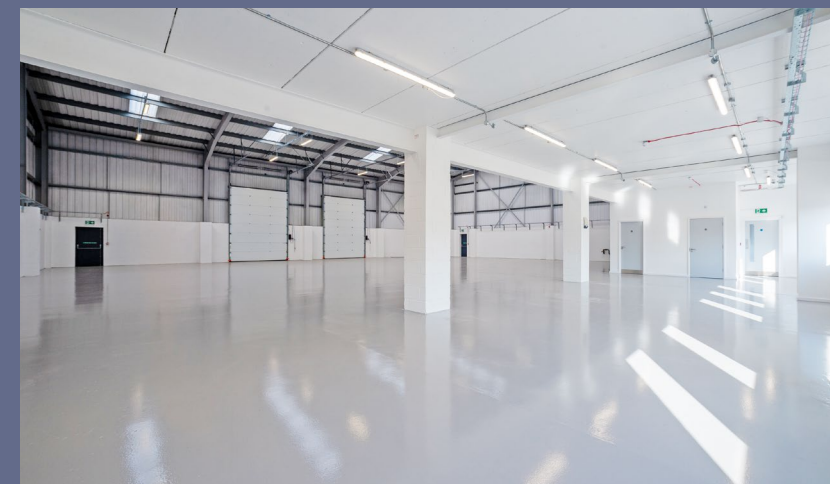
Unit 1 is a modern detached warehouse of steel portal frame construction with first floor offices. The unit offers clear warehouse space with WC facilities to ground and first floor with open plan offices to the first floor. There is dedicated parking to the front of the unit and a large rear yard.

Specification:

- 6.3 m eaves
- 2 level access roller shutter doors
- LED lighting to warehouse & offices
- Separate male and female WCs
- First floor offices
- Dual EVC points
- VRF system to offices
- PV panels



Unit Area	SQ FT	SQ M
Ground Floor	7,178	667
First Floor	1,638	152
TOTAL	8,816	819



Rates

The unit has a Rateable value of £105,000 per annum however you are advised to make your own enquiries with the London Borough of Redbridge.

Legal Costs

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

EPC

B-29 – to be confirmed following refurbishment.

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

On application.

All Enquiries



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