

**TO LET**

## Workshop / Warehouse Unit

7,734 sq. ft. (718 m<sup>2</sup>)

**6 RAVEN ROAD,**

London E18 1HB

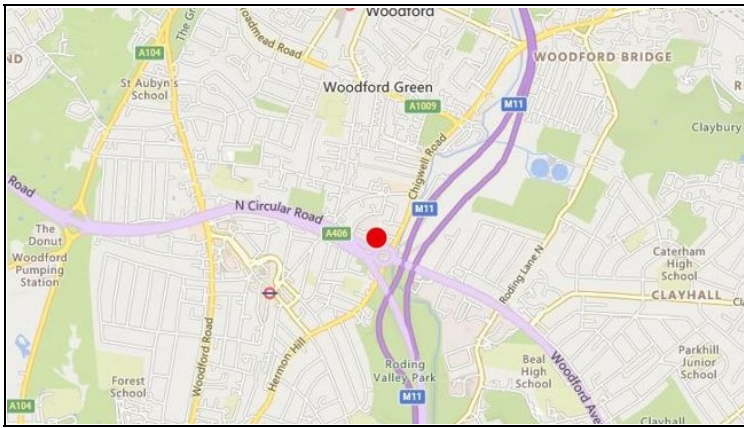


- Open plan workshop area
- Excellent Road Links
- Fitted first floor office / storage space
- Refurbished roof

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

The property is located on the popular estate of Raven Road, situated adjacent to "Charlie Browns" Roundabout. Road communications are good, with the motorway network being provided via the A406 North Circular Road and Junction 4 of the M11 Motorway. South Woodford (Central line) Underground station is within walking distance, with numerous bus routes also being locally accessible.

## DESCRIPTION

Externally, elevations are of solid loadbearing brickwork. The roof to the main workshop/warehouse accommodation is duo pitched and having been recently replaced. Internally, the main area comprises a workshop/warehouse space with a height of 2.83m to the underside of the truss. Towards the left-hand side of the workshop/warehouse space there are some partition offices. Towards the front of the property there are some further facilities comprising storage, kitchen and allocated male and female WCs to the ground floor with further office/storage space at first floor level.

## ACCOMMODATION

Ground Floor:	7,307 sq. ft. (679 m <sup>2</sup> )
First Floor:	427 sq. ft. (40 m <sup>2</sup> )
<b>Total:</b>	<b>7,734 sq. ft. (718 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is available on a leasehold basis by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £47,500. Interested parties are advised to make their own enquiries of the London Borough of Redbridge.

## EPC

An EPC has been commissioned at Band D.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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