

406 WOODFORD GREEN

TO LET 7,072 SQ FT – 77,339 SQ FT

BEST-IN-CLASS
6 SUSTAINABLE
LOGISTICS/
WAREHOUSE UNITS

AVAILABLE NOW



WOODFORD GREEN | IG8 8EY



IDEAL FOR LOGISTICS,
DISTRIBUTION AND TRADE
COUNTER OCCUPIERS



IDEALLY SITUATED FOR OCCUPIERS
SEEKING TO SERVICE EAST AND
CENTRAL LONDON



IMMEDIATE ACCESS
TO THE M11 & M25



1 MILE (TO/FROM) THE
NORTH CIRCULAR ROAD



LESS THAN A MILE FROM
WOODFORD GREEN STATION



NET ZERO CARBON
IN OPERATION

406 WOODFORD

406 Woodford is situated on the west side of Roding Lane South, close to Southend Road (A1400) and its junction with the North Circular Road (A406). The site benefits from immediate access to the M11 and M25 to the north and A13 to the south.



CitySprint

NORDENS
Not the ordinary

europa
CAR PARTS

406 WOODFORD

LONDON

GOLDEN GLOBE
LIMITED

SLR
SUPPLIES LTD

Dulux

COMMERCIAL MATTERS

Redbridge

South Woodford

A406

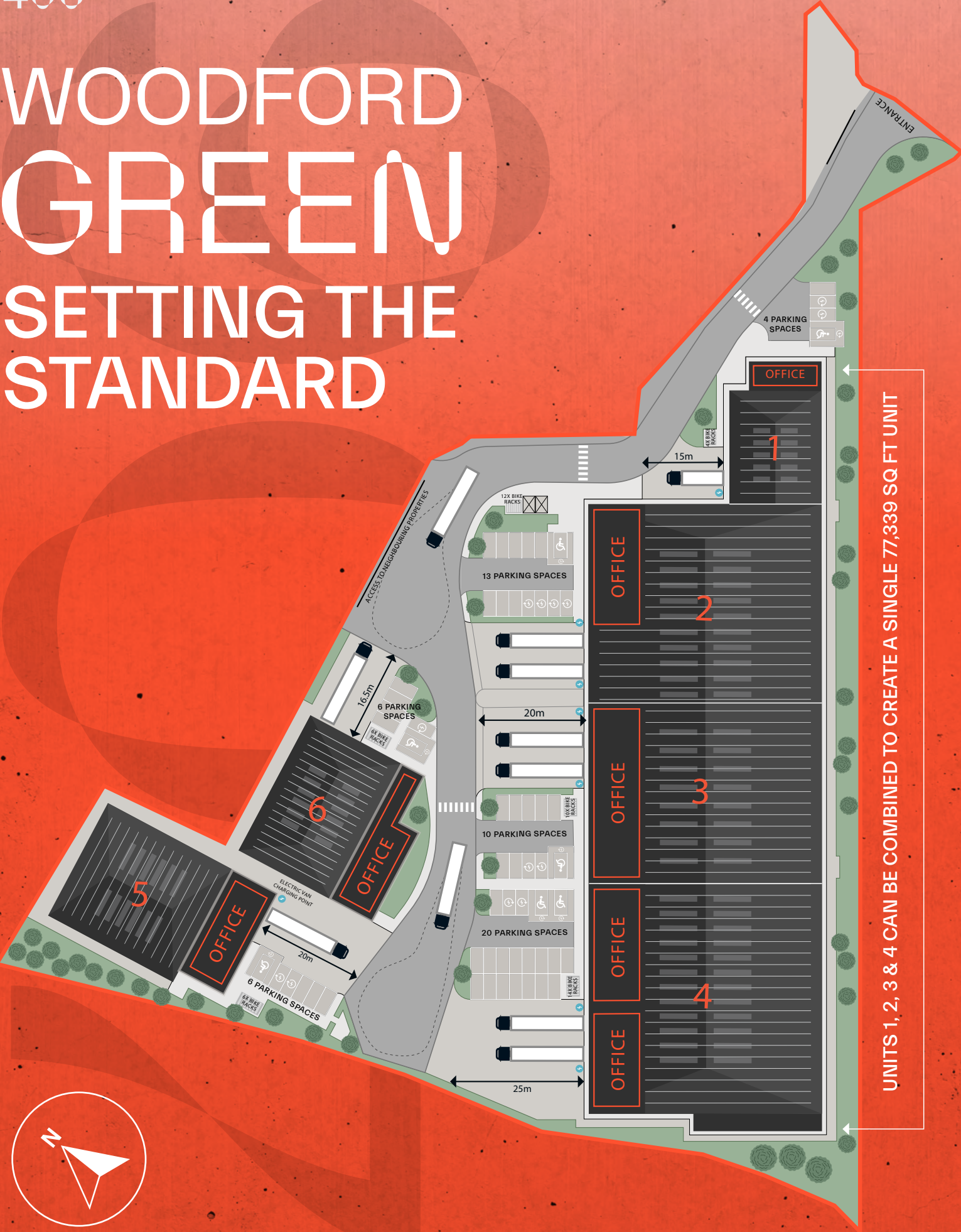
Towards A12
Central London

M11
J4 - 2.5 miles

M25 J27
9.3 Miles / 14 Mins

WOODFORD GREEN

SETTING THE STANDARD



-  1.48 MVA POWER
-  COOLING/HEATING IN OFFICES
-  35 - 50 KN/SQM
-  15M - 25M YARD DEPTHS
-  PASSENGER LIFTS
-  CYCLE STORAGE
-  LEVEL ACCESS LOADING DOORS
-  8.5M - 10.5M EAVES HEIGHT
-  OPEN PLAN OFFICES WITH RAISED ACCESS FLOOR
-  ALLOCATED PARKING SPACES AT EACH UNIT

The location is ideally positioned for occupiers seeking to service East and Central London, with both areas reachable within a 15-minute drive.

	ONE	TWO	THREE	FOUR	FIVE	SIX
GROUND FLOOR	5,360	18,665	16,200	22,034	9,548	8,740
FIRST FLOOR	1,711	2,745	3,832	2,659	2,282	2,465
MEZZANINE	-	1,711	-	2,422	-	1,539
TOTAL GEA SQ FT	7,072	23,121	20,032	27,114	11,830	12,744

WOODFORD

GREEN

406 Woodford provides highly sustainable warehouse accommodation, achieving net zero carbon in operation.

The scheme provides occupiers with the opportunity to minimise their impact on the environment whilst not compromising on specification.



Net Zero Carbon In
Operation Enabled



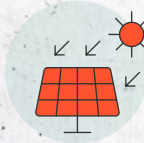
28 Active EV Chargers
34 Passive EV Chargers



100%
LED Lighting



BREEAM
Excellent



PV Roof Providing
318,000 KWH Per Annum



EPC A+



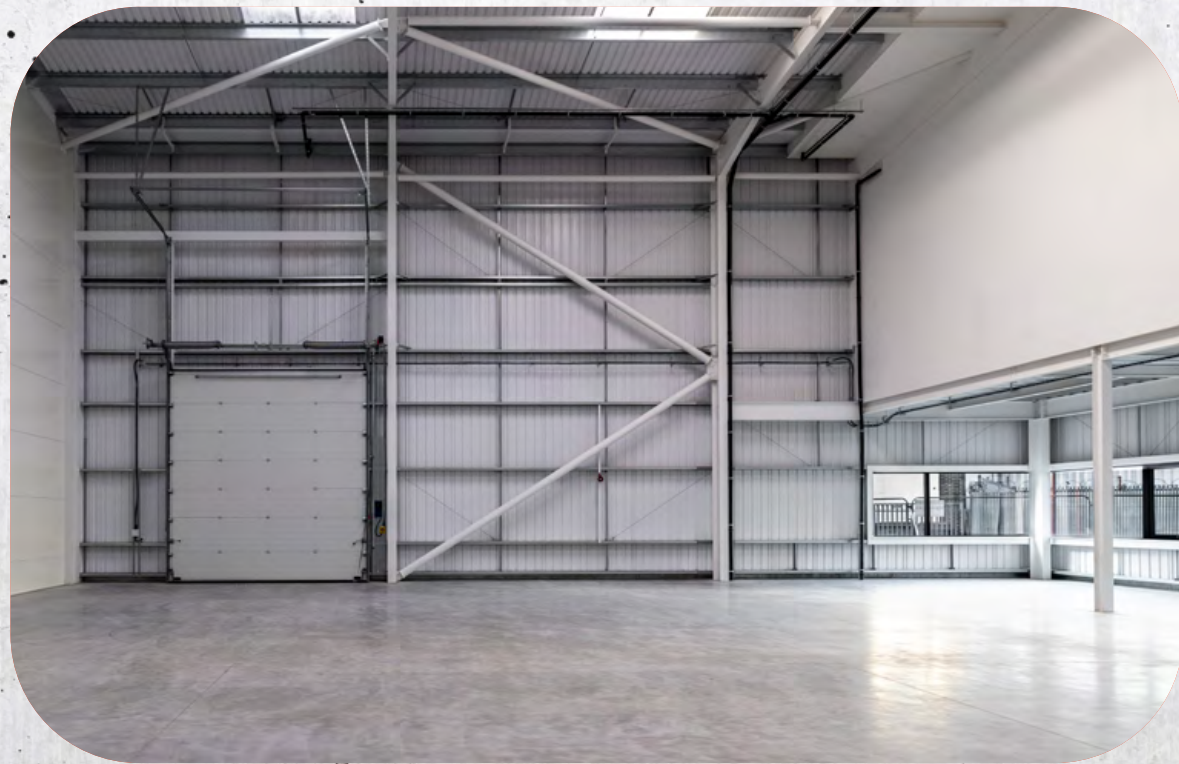
Recycled Materials
During Construction

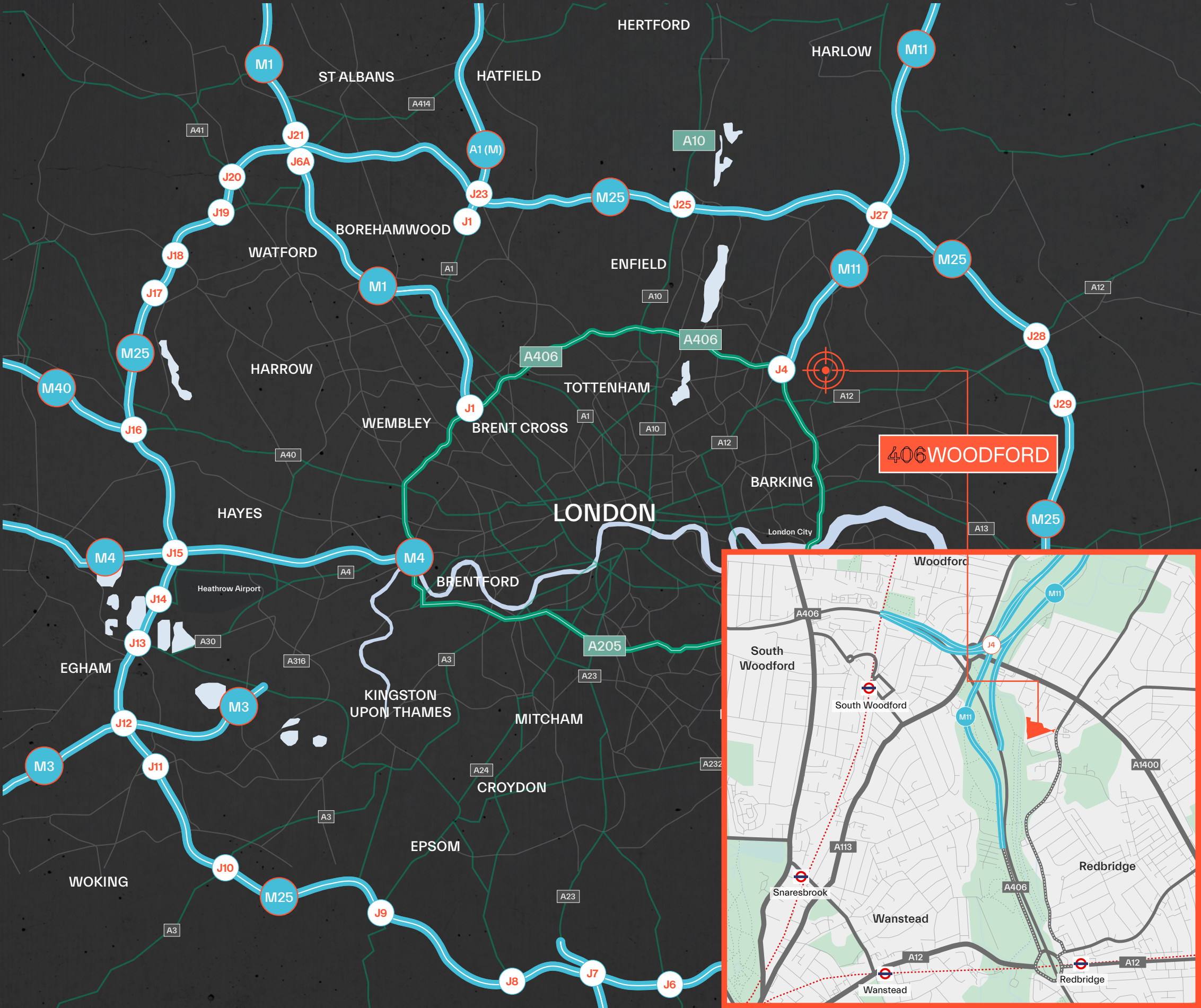


10% Roof Lights



Landscaped Environment
Promoting Biodiversity





ROADS	Miles	Drive Time
A406 North Circular	1	3 mins
A12	1	3 mins
M11	6	5 mins
M25 J27	9	12 mins
A10	8	15 mins
M1	13	30 mins



RAIL (From South Woodford station)	Journey time
Stratford International	11 mins
London Liverpool Street	27 mins
Bond Street	36 mins



LOCATIONS	Miles	Drive Time
Walthamstow	3	12 mins
City of London	11	35 mins
West End	11	40 mins
Chelmsford	31	45 mins
Luton	35	58 mins
Cambridge	49	60 mins



AIRPORTS	Miles	Drive time
London City Airport	8	20 mins
Stansted	27	33 mins
Luton	35	58 mins
Heathrow	32	1 hr 5 mins



PORTS	Miles	Drive time
London	22	34 mins
Dover	77	1 hr 30 mins
Felixstowe	84	1 hr 40 mins

WOODFORD GREEN POWERING THE FUTURE

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