

**The Lodge,
Gunpowder Mill,
Powdermill Lane,
Waltham Abbey
WALTHAM ABBEY EN9
1BN**



Online details
20869

Area
Net Internal Area: 199 sq.m. (2,140 sq.ft.) to
601 sq.m. (6,471 sq.ft.)

Rent
Rent on application

Property Description

The Lodge forms part of the stunning 'Gunpowder Mill' development, which sits between the Old River Lea and the Royal Gunpowder Mills site. The Lodge is one of three unique self contained buildings benefitting from an exceptional standard of build & refurbishment quality, stunning surroundings and convenient location.

The Lodge comprises two distinct parts, providing a sympathetic but stylish juxtaposition between the old and the new. Originally the Director's house, the Victorian element of the building is Grade II listed and has been restored and updated to provide cellular character accommodation with many period features. The contemporary style extension, which is linked by a single storey central reception area, provides two storeys of bright and flexible open plan space.

The environment in which the Lodge is set must be experienced to be truly appreciated. Considering the benefits the location has to offer, it is difficult to believe how tranquil the setting is. The Lodge overlooks a landscaped garden and the Old River Lea, with nothing but open fields visible beyond. It is not uncommon to see wild deer wandering around the grounds through the glass curtain wall of the property.

- *Modern fit-out - historic charm
- *Impressive, tranquil and unique surroundings
- *Good mix of cellular and open plan space
- *Exceptional natural light
- *22 dedicated car parking spaces
- *Raised floors to new wing, floor boxes for power and data within Grade II listed section
- *Cat II lighting throughout. Air conditioning to the new wing and gas central heating to Grade II listed section
- *Male & female WCs on each floor plus disabled WC at ground floor and three high specification contemporary kitchens
- *Dedicated entrance with reception area and IT server room
- *Secure gated entrance, video access control system, monitored CCTV and security alarm

Our ref: 20869



Detached Period & Contemporary Office Building

Alternative Use Potential e.g. D1 Education or Medical

Accommodation	Area sq.m.	Area sq.ft.	Status
The Director's House	198.90sq.m.	2140sq.ft.	
Modern Wing Ground Floor	188.50sq.m.	2028sq.ft.	
Modern Wing First Floor	213.80sq.m.	2301sq.ft.	

Property Location

The property is very well located for access to the M25 Motorway. Junction 25 is approximately 2.5 miles to the west, whilst Junction 26 lies approximately 2 miles to the east.

Waltham Cross National Railway Station, which provides regular services to London Liverpool Street, with a journey time of circa 30 minutes and Cambridge, with a journey time of circa 1 hour 10 minutes, is less than one mile from The Lodge.

In addition to the fantastic road and rail communications, the subject property is only a few minutes walk from the shops, restaurants and other amenities provided by the historic Waltham Abbey Town Centre.

2010 Rateable Value £48000.00

Estimated Rates Payable £20784 per annum

Service Charge p.a. To be confirmed.

Premium Nil

Terms To let in whole or in part on a new full repairing and insuring lease on terms to be agreed. Bespoke incentive rent packages available by negotiation.

The property is elected for VAT.

The permitted hours of use of this property are from 06.00 to 23.00.

Legal Fees: Each party bears own legal fees

Local Authority: Epping Forest District Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

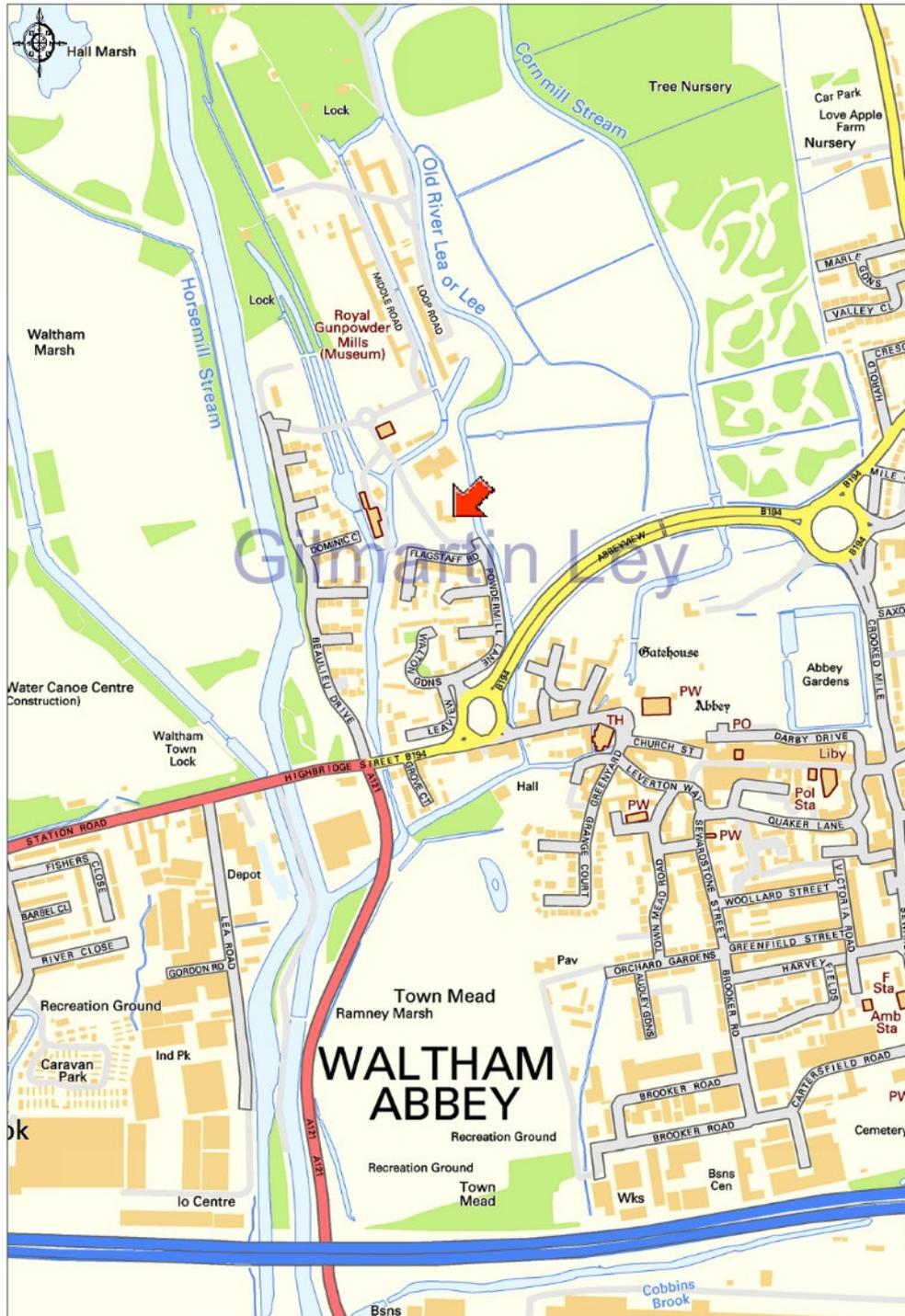
Last Updated: 06 Mar 2013

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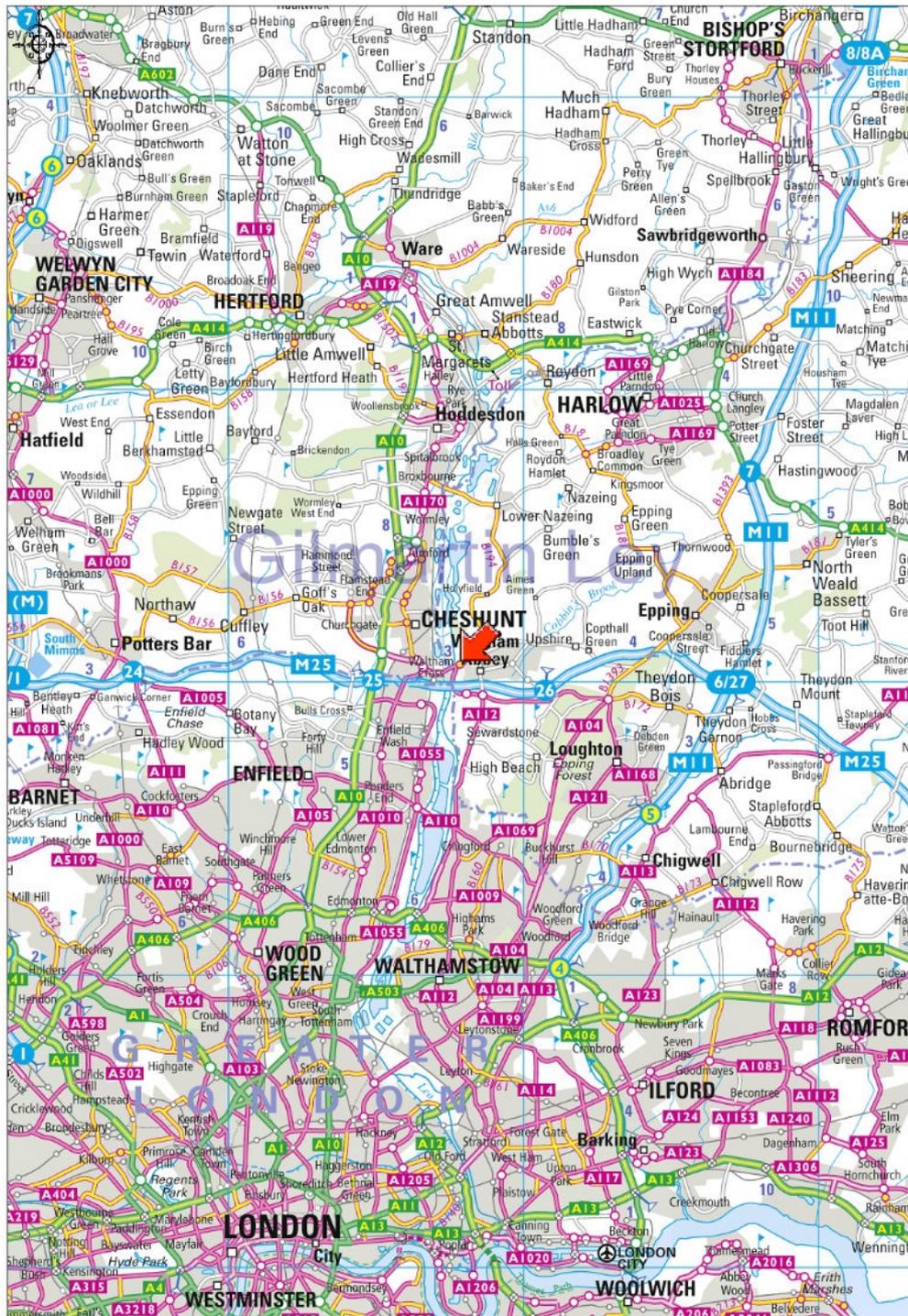
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