

Alternative Use Potential e.g. D1 Education or Medical

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 accomodation 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* 

Gilmartin Ley Alfred Imber House, 62a Highgate High Street Highgate, London N6 5HX www.gilmartinley.co.uk



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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	

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

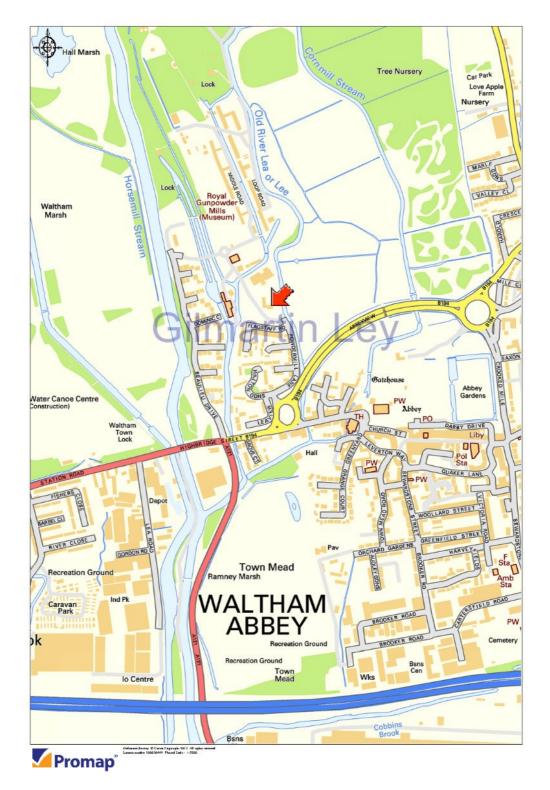
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Eevens Old Hal Asto Burn so PHebing Green End Green/End End BISHOP'S 1 Little Hadham Standon Hadham Green STORTFORD en Collier's End 3/8/A Dane End For TY A R Knebworth /SaMuch Datchworth Datchworth Sa Street Star Hadham Nick Wo Green End Watton at Stone Hadham High Cross Datchworth Was Hallingb POaklands<sup>Green</sup> smill Perry Bull's Gree Tor Spellbrook s End ndridge Burnham Green /ci Babb's Gre Harmer Widford Green Bramfield ALIS 8/00 Sawbridgeworth Ware Wareside Tewin Waterford WELWYN High Wych AII84 Sheering Ar GARDEN CIT adoak E 10-HERTFORD Newm Great Amwell Pye Cor Stanstead Abbotts 8 Eastwick Matching Matchi Birch Green Little Amwell rcho Letty Bayt Reydon Allon Street Hertford Heath HARLOW ATOZS Magdalen Hoddesdon Essendor West End oste HighL Little Berkhamsted Paindon Bayford A1169 Hatfield Street Roydon adley Gr M Spita Hastingwood Kingsmoo Wildhill Epp A1000 Nazeing A1170 Bob Newgate West En Epping er Nazeing Wa Welham 8 Street Bar mble's MII Green Gre Green G A1000 North B Weald Bassett (M) Northaw Epping Gre CHESHUNT Toot Hill Cuffley ram Upshire Coopersal 4 Potters Bar 6 M 2 Theydon Bois ALL A1005 Bentley Heath Enfield A112 A104 A1081 Hadley Wood rards den rnon Loughton Mon A1055 High Beach AIII ENFIELD AIII68 Abridge BARNET Cockf AIZI Stapleford A110 A105 A1010 A110 ucks Island Abbotts A106 idge A1000 End Chigwell Bourn A5109 N Chiqwell Row A109 A1009 G A1112 Park WOOD WALTHAMSTOW GREEN AID AIDA AID ADB Greep A504 T **ROMFOR** A598 A A1083 Hig LEFORD Becontree AIII2 A114 A124 A1153 A1240 Barking Dagenhan AIZ A1306 A117 10 LONDON AZOI6 Wenni City CITY WOOLWICH A1206 WESTMINSTER Promap<sup>®</sup>

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