

**Bowman House,  
Lea Road,  
Waltham Abbey  
WALTHAM ABBEY EN9  
1AS**



**Online details**  
21838

**Area**  
Gross Internal Area: 1,058 sq.m. (11,391 sq.ft.)

**Rent**  
Rent on application

### Property Description

Built in the 1950's, this is an industrial/warehouse building of steel frame and brick construction. The warehouse benefits from a generous eaves height and is heated via two modern Reznor gas powered heaters. The property also benefits from a number of ancilliary air conditioned offices and showrooms. The building fronts on to Lea Road and Gordon Road.

The property benefits from private parking along the Gordon Road frontage and additional parking for eleven cars in the secure car park on the east side of Lea Road.

- \*5.0 metre eaves height
- \*Forecourt yard plus 11 car parking spaces
- \*Loading door (4.27 metres high, 3.82 metres wide)
- \*Prominent position with dual road frontages
- \*Junction 25 of the M25 Motorway is circa 1.25 miles to the west



*Our ref: 21838*



# Excellent Warehouse Unit To Let - Waltham Abbey EN9

Accommodation	Area sq.m.	Area sq.ft.	Status
Warehouse	691.17sq.m.	7439sq.ft.	
Mezzanine Storage	259.56sq.m.	2793sq.ft.	
Offices/Showroom	107.60sq.m.	1158sq.ft.	

## Property Location

The property is located on the west side of Lea Road on the south corner of Gordon Road, off Eleanor Cross Road (A121) in an industrial area to the western side of Waltham Abbey, immediately adjacent to Waltham Cross.

Waltham Cross has become established as a prime Greater London industrial and warehouse locations due to its position adjacent to the intersection of the M25 motorway (Junction 25), with the M10, one of North London's main arterial routes.

Waltham Cross is located 18 miles north of central London, 15 miles east of Hemel Hempstead and 7 miles south-west of Harlow. The road communications are outstanding and from the adjacent junction 25 of the M25 motorway, the M11 can be accessed within 8 miles, the A1(M) within 10 miles and the M1 within 17 miles.

Waltham Cross Railway Station is only 0.5 miles from the subject property and provides frequent rail services to London (Liverpool Street), with a fastest journey time of 28 minutes. Stansted Airport is located 15 miles to the north via the M11 motorway.

**2010 Rateable Value** £46500.00

**Estimated Rates Payable** £20134 per annum

**Service Charge p.a.** tbc

**Premium** Nil

**Terms** New full repairing and insuring lease on flexible terms to be agreed.

**Legal Fees:** Both parties' legal fees borne by incoming tenant

**Local Authority:** London Borough of Broxbourne

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

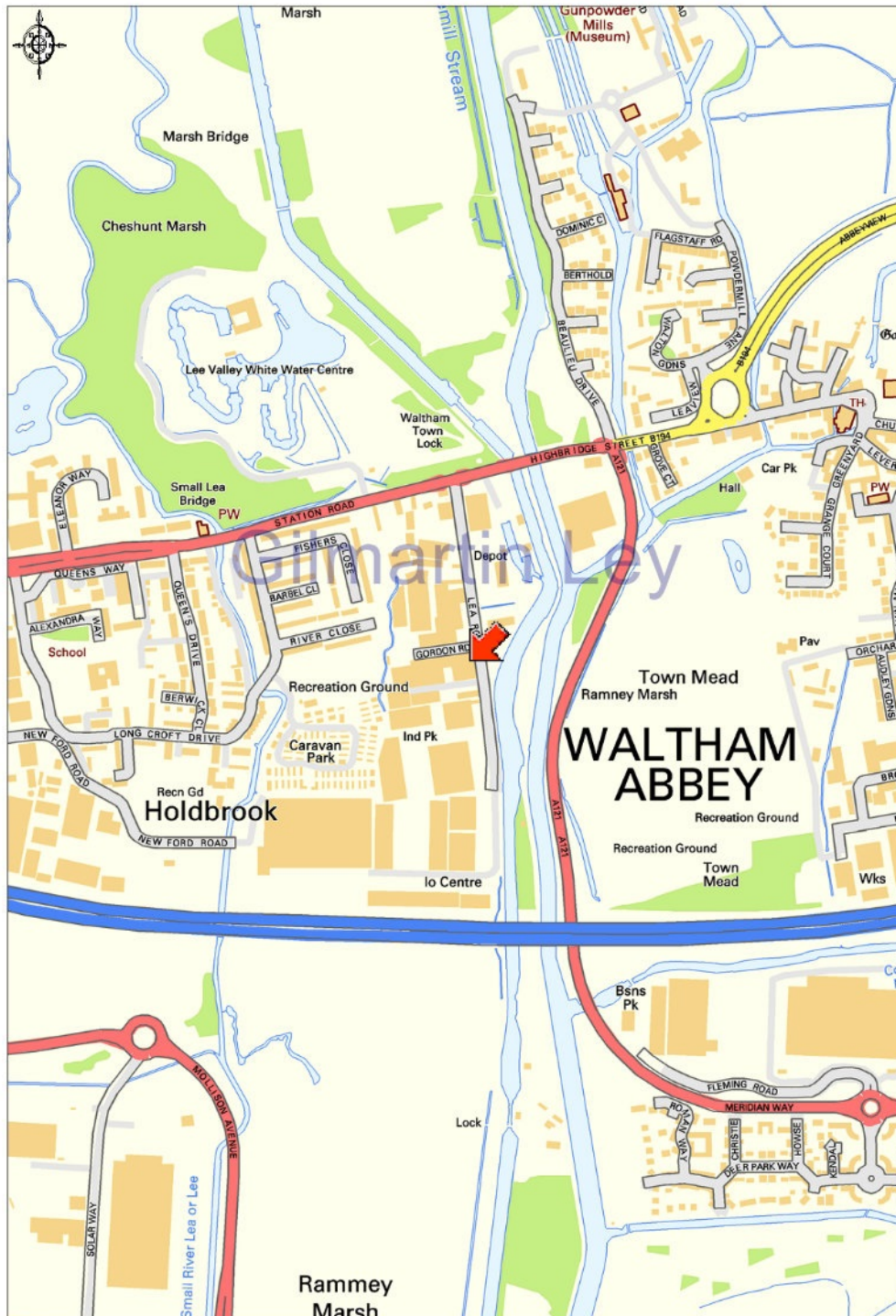
**Last Updated:** 07 May 2013

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Units A, B and C Bowman House Lea Road ESSEX EN9 1AS

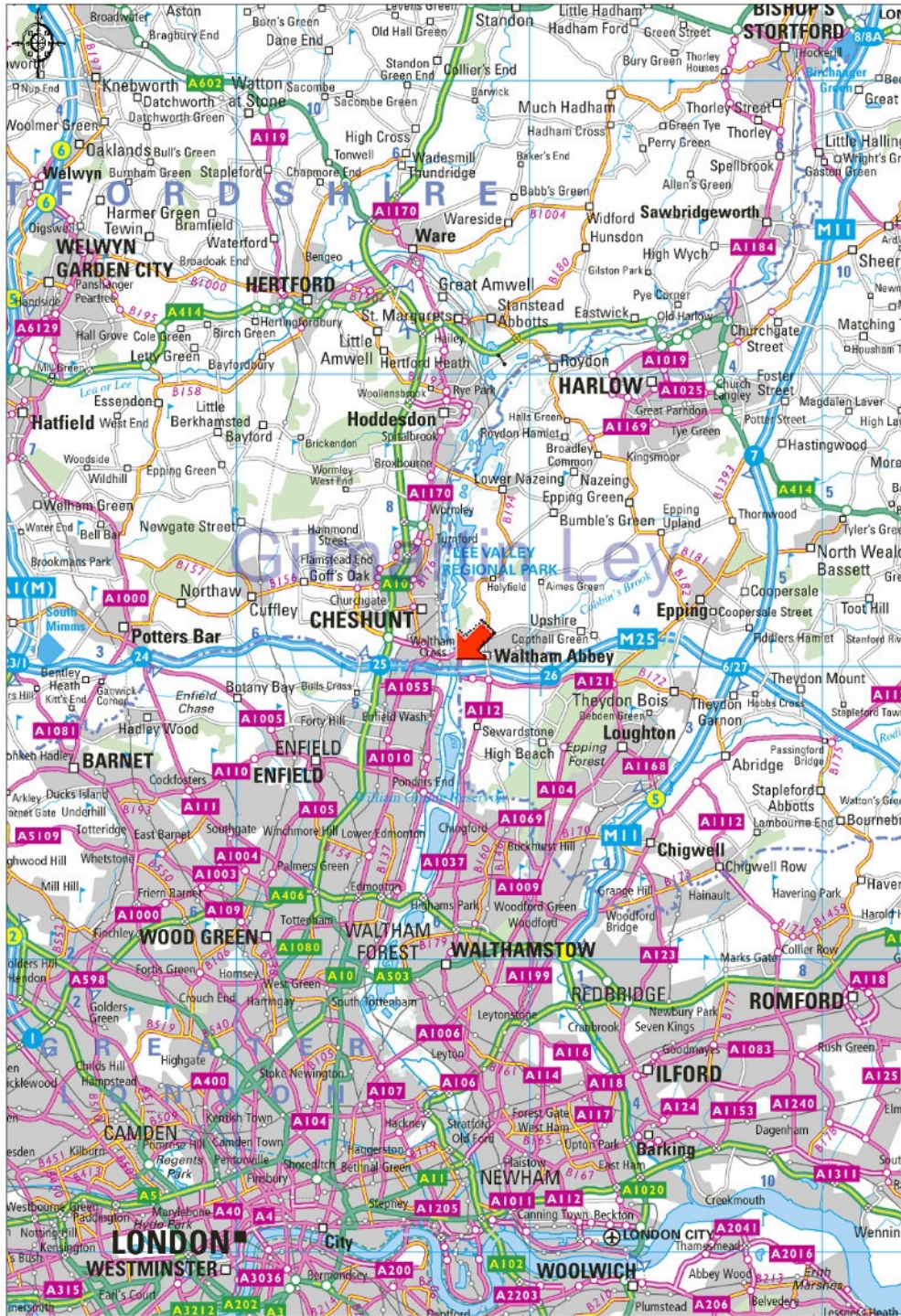


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