



GILMARTIN LEY

# Prominent Warehouse For Sale - Waltham Abbey EN9

**Miller House  
Lea Road,**

**WALTHAM ABBEY, EN9 1AE**



## Area

Gross Internal Area: 1,257 sq.m. (13,524 sq.ft.)

## Price

Offers in excess of £550,000 subject to contract

## Property Description

Formerly used as a joinery workshop this industrial / warehouse building is of concrete portal frame and brick construction with loading to the front elevation via an electric roller shutter door (4.63m wide by 4.04m high) and an additional loading door to the side yard (2.23m wide by 2.25m high).

The property is predominately open plan but features a number of ancillary partitioned offices & storage rooms. The property also has a substantial mezzanine floor with loading access provided via a goods lift/hoist located in a recess to the mezzanine adjacent to the main loading door.

- > Only 1.25 miles to M25 Motorway (Junction 25)
- > Goods lift / hoist to mezzanine (500kg capacity - not tested)
- > London via 2 x loading doors
- > Forecourt parking for circa 7 vehicles
- > Side yard 44.59 sq.m. (479.91sq.ft)
- > Integrated industrial extraction unit (not tested)
- > Eaves height 4.9 metres
- > Suitable for a variety of uses, subject to planning





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	632.16	6804	
First Floor	624.35	6720	

## Property Location

The property is located on the west side of Lea 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 location due to its position adjacent to the intersection of the M25 motorway (Junction 25), with the M1 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. There are excellent road communications with easy access of the M25 motorway, 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** £38750.00

**Estimated Rates Payable** £16778 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale with vacant possession

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Broxbourne

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

**Further information at:** <http://www.gilmartinley.co.uk/properties/22349>  
ENERGY PERFORMANCE CERTIFICATE

**Last Updated:** 07 Jan 2015

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*Our ref: 22349*

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Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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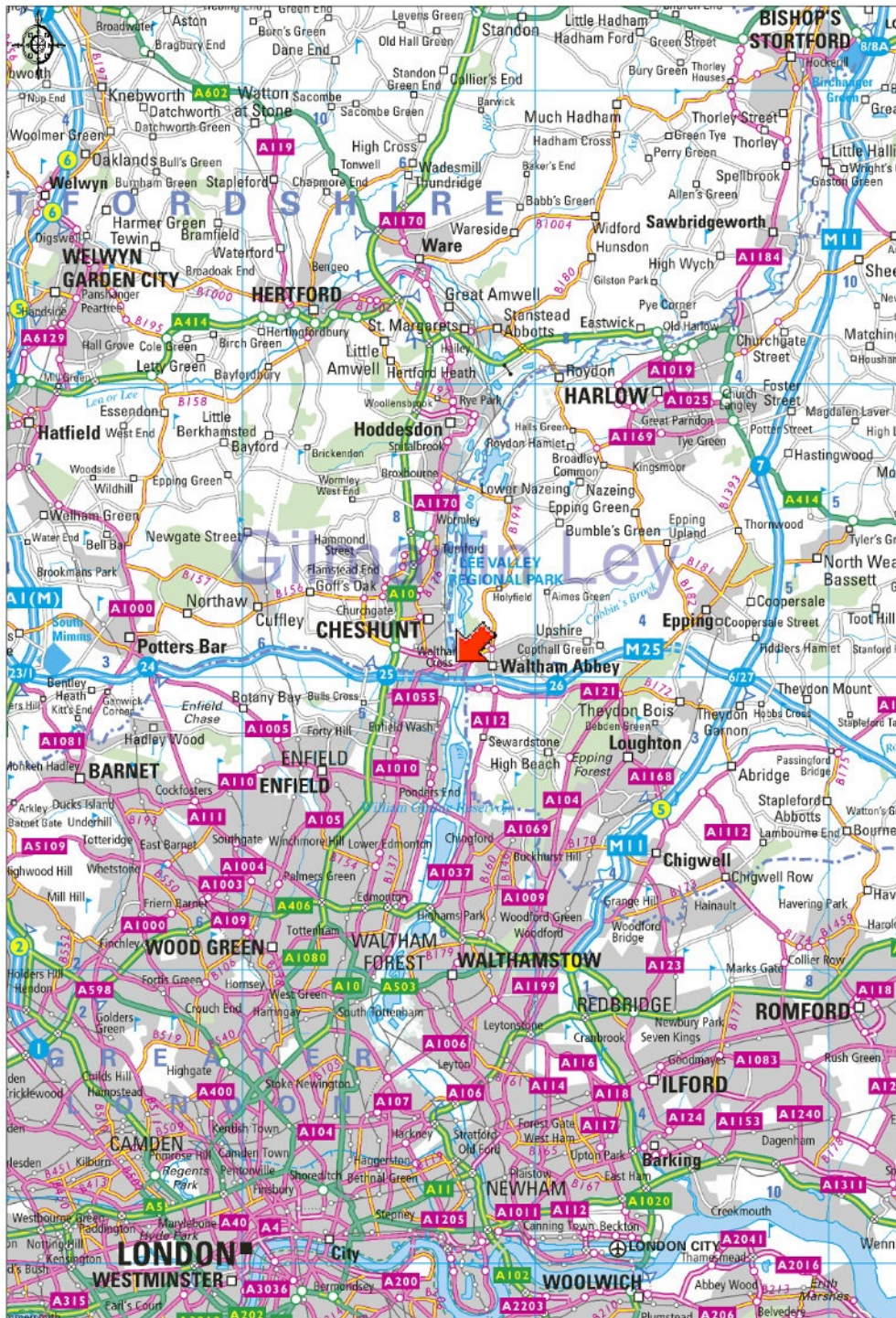
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