



GILMARTIN LEY

Modern Freehold Warehouse/Industrial Building For Sale - Waltham Abbey EN9

**Unit 6 Meridian Business Park
Fleming Road,
Waltham Abbey,
WALTHAM ABBEY, EN9 3BZ**



Area

Gross Internal Area: 281 sq.m. (3,023 sq.ft.)

Price

Offers in excess of £350,000 subject to contract



Property Description

This modern mid terraced, steel framed warehouse/industrial building was constructed in 2007 and provides a clear warehouse area with an eaves height of 5.67 metres (19 feet) rising to 6.68 metres (22 feet) at the apex. The property benefits from fitted first floor offices and WC facilities, as well as good forecourt loading & car parking provision.

- > Modern warehouse building
- > Eaves height 5.67 metres (6.68 metres to apex)
- > Fitted first floor offices
- > Forecourt parking for 4 cars
- > Loading door 4.22 metres wide x 4.53 metres high
- > Exceptional connectivity to main road networks
- > 3 phase electricity
- > Sodium lighting
- > Toilet facilities



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Warehouse	220.28	2371	
First Floor Offices	60.61	652	

Property Location

Meridian Business Park is located on the south side of Waltham Abbey at the western end of Fleming Road, accessed from the A212.

Road communications are excellent with easy access to both the A10 and M25. Junction 26 of the M25 is approximately 2 miles to the east and Junction 25 approximately 2 miles to the west.

2010 Rateable Value £22250.00

Estimated Rates Payable £9634 per annum

Service Charge p.a. TBC

Terms Freehold for sale with vacant possession

Legal Fees: Each party bears own legal fees

Local Authority: Epping Forest District Council

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

Further information at: <http://www.gilmartinley.co.uk/properties/22496>

ENERGY PERFORMANCE CERTIFICATE

Last Updated: 03 Apr 2014

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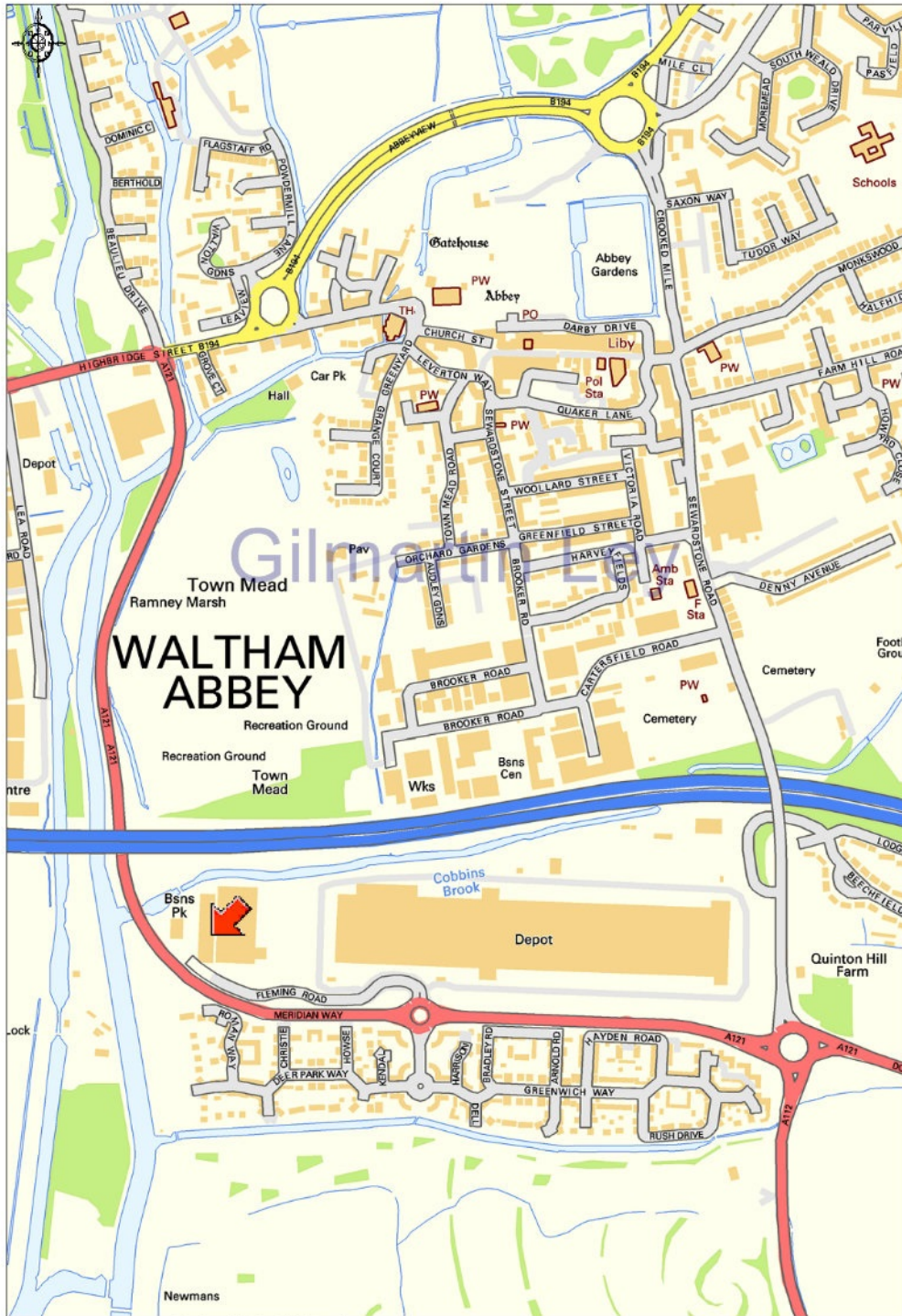
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Our ref: 22496

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
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Property Experts for North London

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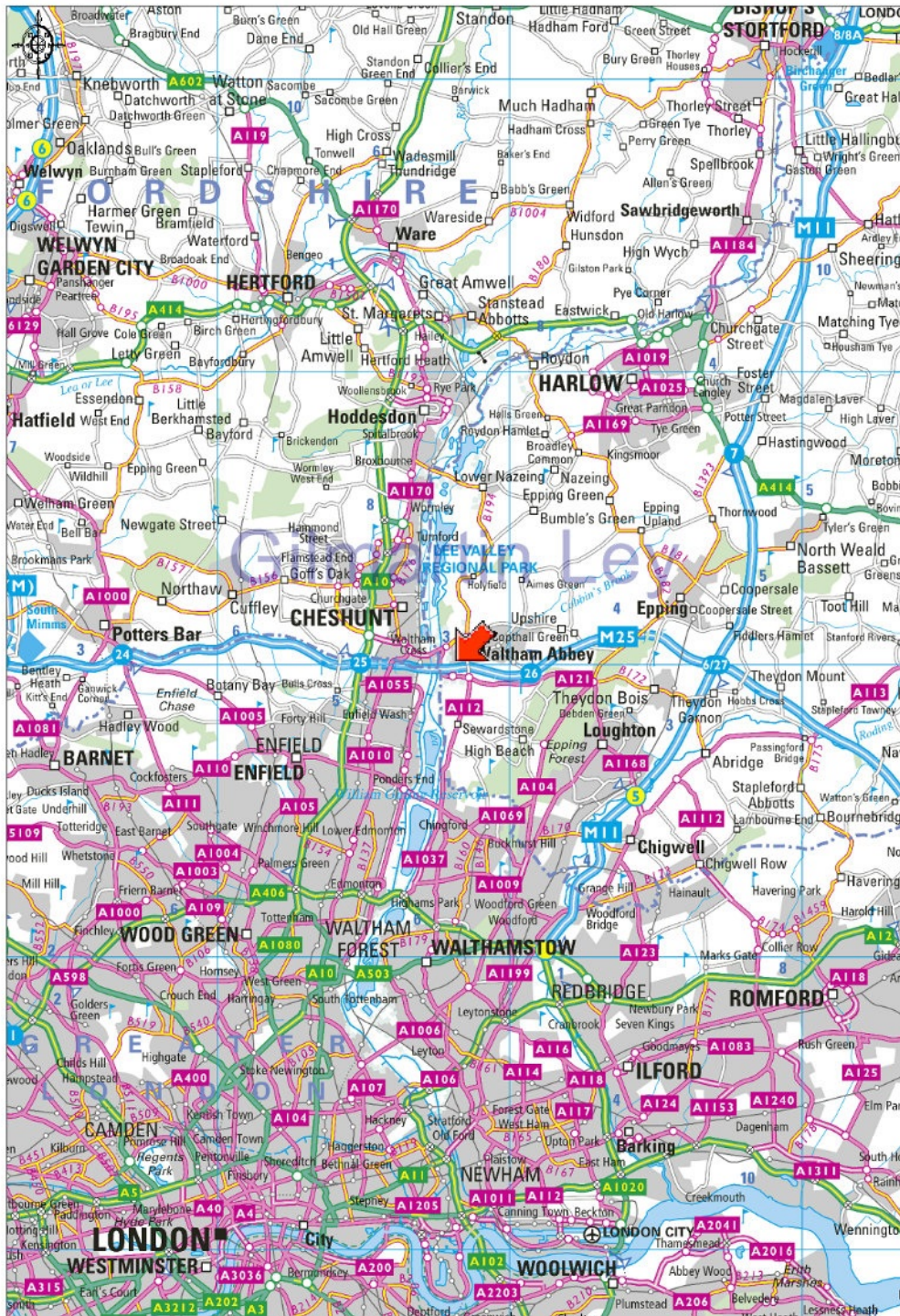
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