



Excellent Warehouse Unit To Let - Waltham Abbey EN9

New lease available on space ranging from 6,322 - 14,188 sq.ft

GILMARTIN LEY

1-10 Gordon Road,

WALTHAM ABBEY, EN9 1AF



Area

Gross Internal Area: 587 sq.m. (6,322 sq.ft.)
to 1,318 sq.m. (14,188 sq.ft.)

Rent

Rent on application



Property Description

The property comprises a steel portal frame warehouse arranged in two distinct interlinking areas. The front section benefits from a racking system, kitchen and WC facilities. The rear section benefits from a mezzanine floor and a number of partitioned offices and workshop spaces.

Loading is via a roller shutter door (5.48 metres high by 4.92 metres wide) to the Lea Road elevation and another metal loading door (5.6 metres high by 5.0 metres wide) to the Gordon Road elevation.

The property benefits from a large forecourt yard area and a smaller yard to the Gordon Road building elevation, both of which are capable of being enclosed.

- > Eaves height 6.0 metres, rising to an apex of 7.0 metres
- > Generous car parking provision
- > Exceptional connectivity to main road networks
- > Junction 25 of the M25 Motorway is 2.48 km (1.25 miles) to the west
- > Forecourt and side yards of 352.63 sq.m (3,796 sq.ft)
- > Large loading doors to front and side elevations
- > Option 1: Gross internal area 1318.2 sq.m (14,189 sq.ft)
- > Option 2: Gross internal area 730.8 sq.m (7,866 sq.ft)
- > Option 3: Gross internal area 587.4 (6,322 sq.ft)



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Option 1 1-10 Gordon Road	1,318	14,186	Incl mezzanine (237 sq.m (2,551.1 sq.ft))
Option 2 1-6 Gordon Road	730.80	7,866	
Option 3 7-10 Gordon road	587.40	6,322	Incl mezzanine (237 sq.m (2,551.1 sq.ft))

Property Location

The property is located on the corner of Gordon Road at the junction with 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 is established as a prime Greater London industrial location due to its position adjacent to the intersection of the M25 motorway (Junction 25), with the A10, 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.

Service Charge p.a. TBC

Premium n/a

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

Legal Fees: Each party is to bear its 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/24429>
Energy performance certificate

Last Updated: 19 Apr 2017

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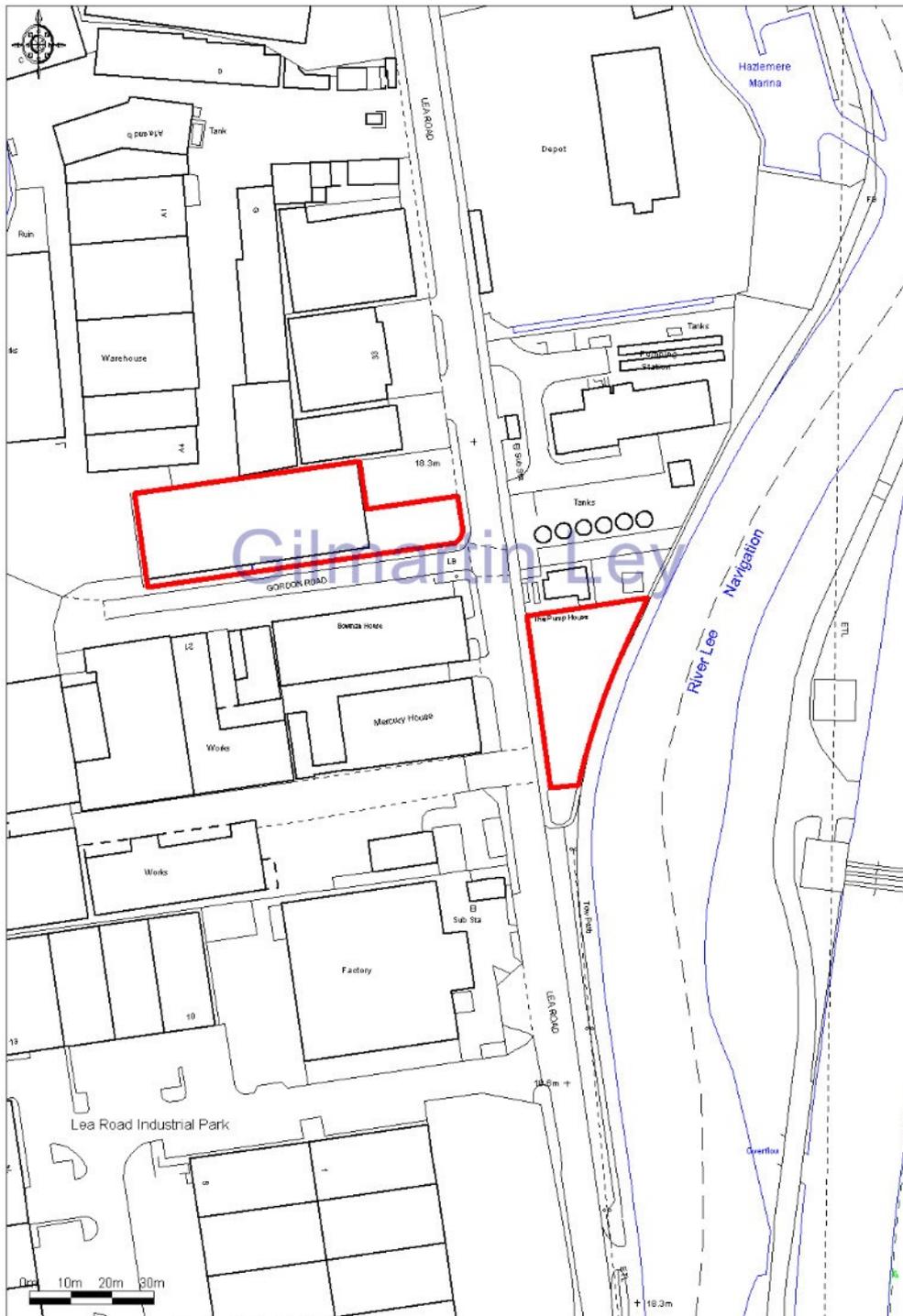


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Units 1-10 Gordon Road Waltham Abbey EN9 1AF in addition to the car park diagonally opposite



<http://www.gilmartinley.co.uk/properties/to-rent/b8/waltham-abbey/waltham-abbey/en9/24429>

Our ref: 24429

Property Investment and Development Consultants
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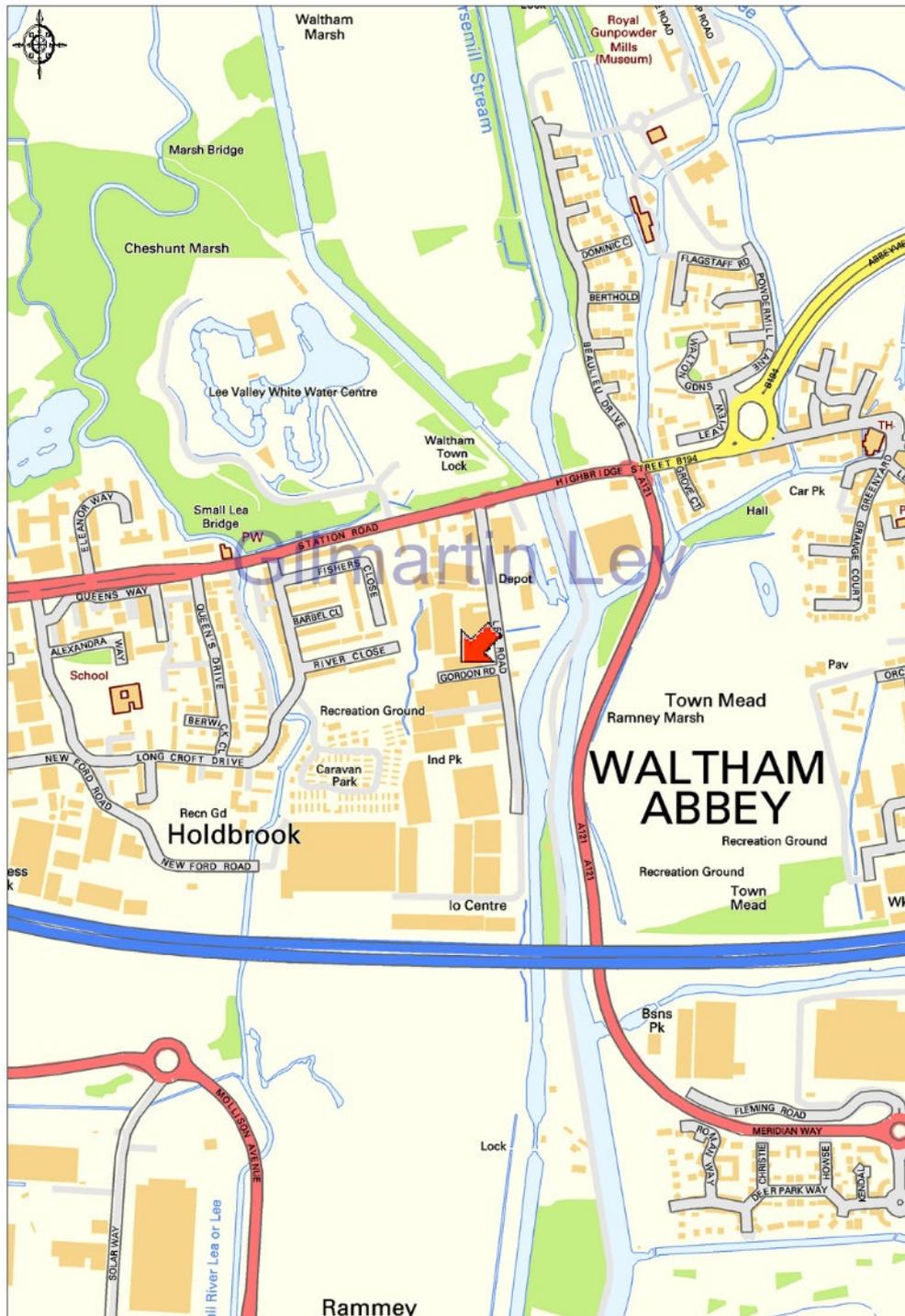


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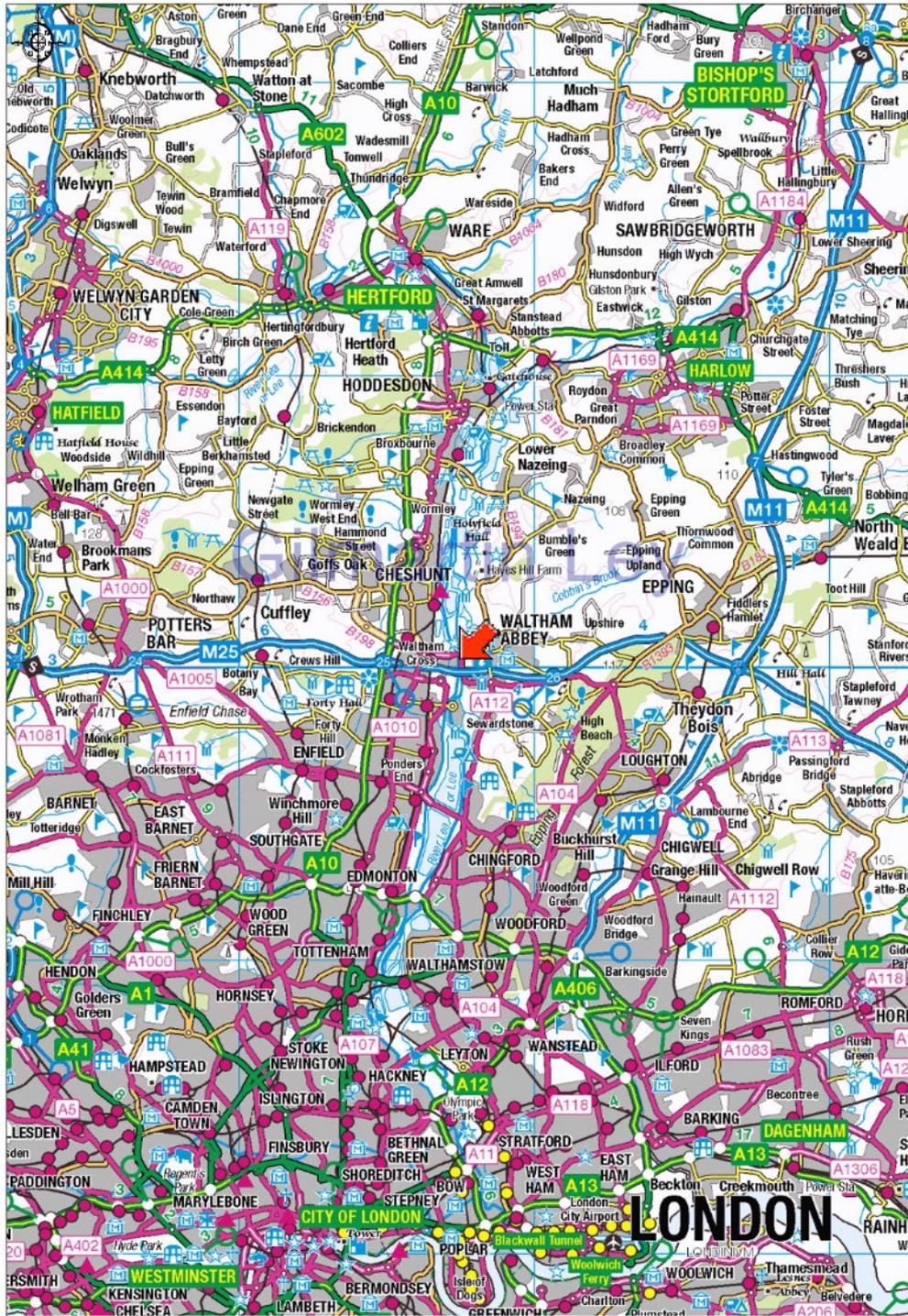


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