



Modern Industrial Warehouse and Offices For Sale - Waltham Abbey EN9

Virtual Freehold (999 Year Lease)

GILMARTIN LEY

**Unit 7, The IO Centre
Lea Road,**

WALTHAM ABBEY, EN9 1AS



Area

Gross Internal Area: 760 sq.m. (8,179 sq.ft.)

Price

£1,250,000 subject to contract



Property Description

The property comprises a modern mid-terrace industrial warehouse building with ancillary offices.

The property has an eaves height of 7.13 metres (23 feet), which provides for a substantial mezzanine storage level without significantly compromising the warehouse accommodation.

The office accommodation is arranged over ground & first floors, with access at each level to the warehouse.

There are generous kitchen and WC facilities on both floors.

In front of the property there is a large forecourt for loading and parking for circa 15 cars.

- > Virtual Freehold (999 years from March 1999)
- > Gross Internal Area of 759.86 square metres (8,179 square feet)
- > Air conditioned offices
- > Electric roller shutter loading door
- > Forecourt provides for loading capable of taking a 40ft HGV and circa 15 car parking spaces
- > Exceptionally good connectivity to main road networks
- > Junction 25 of the M25 Motorway is circa 2.3 km (1.4 miles) to the west
- > Junction 26 of the M25 Motorway is circa 3.0 km (1.9 miles) to the east



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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	402.86	4,336	
First Floor	357	3,842	

Property Location

The IO Centre is located on the most southern end of Lea Road in Waltham Abbey, an established commercial location only 2.3 kilometres (1.4 miles) to the east of Junction 25 on the M25.

The property is circa 29 kilometres (18 miles) north of central London,

The road communications are outstanding. From Junction 25 of the M25 Motorway; to the east the M11 is only 13 kilometres (8 miles) distant and to the west, the A1(M) and M1 are 16 kilometres (10 miles) and 27 kilometres (17 miles) distant, respectively.

Waltham Cross Railway Station is only 0.9 kilometres (0.56 miles) from the subject property and provides frequent rail services to London (Liverpool Street), with a journey time of only 27 minutes.

Stansted Airport is located 27 kilometres (17 miles) to the north-east.

2017 Rateable Value £48750.00

Estimated Rates Payable £23400 per annum

Service Charge p.a. There is a service charge relating to the upkeep of the estate, communal areas, landscaping, drainage, road maintenance, utilities, public liability insurance etc. Details are available to download.

Terms Virtual Freehold (999 long leasehold from 25th March 1999) for sale with vacant possession

Legal Fees: Each party is to bear its own legal fees

Local Authority: Broxbourne Borough Council

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

Further information at: <http://www.gilmartinley.co.uk/properties/26354>
Energy Performance Certificate
Floor plan
Service/Estate Charge Details
999 Year Lease from 25th March 1999

Last Updated: 21 Nov 2019

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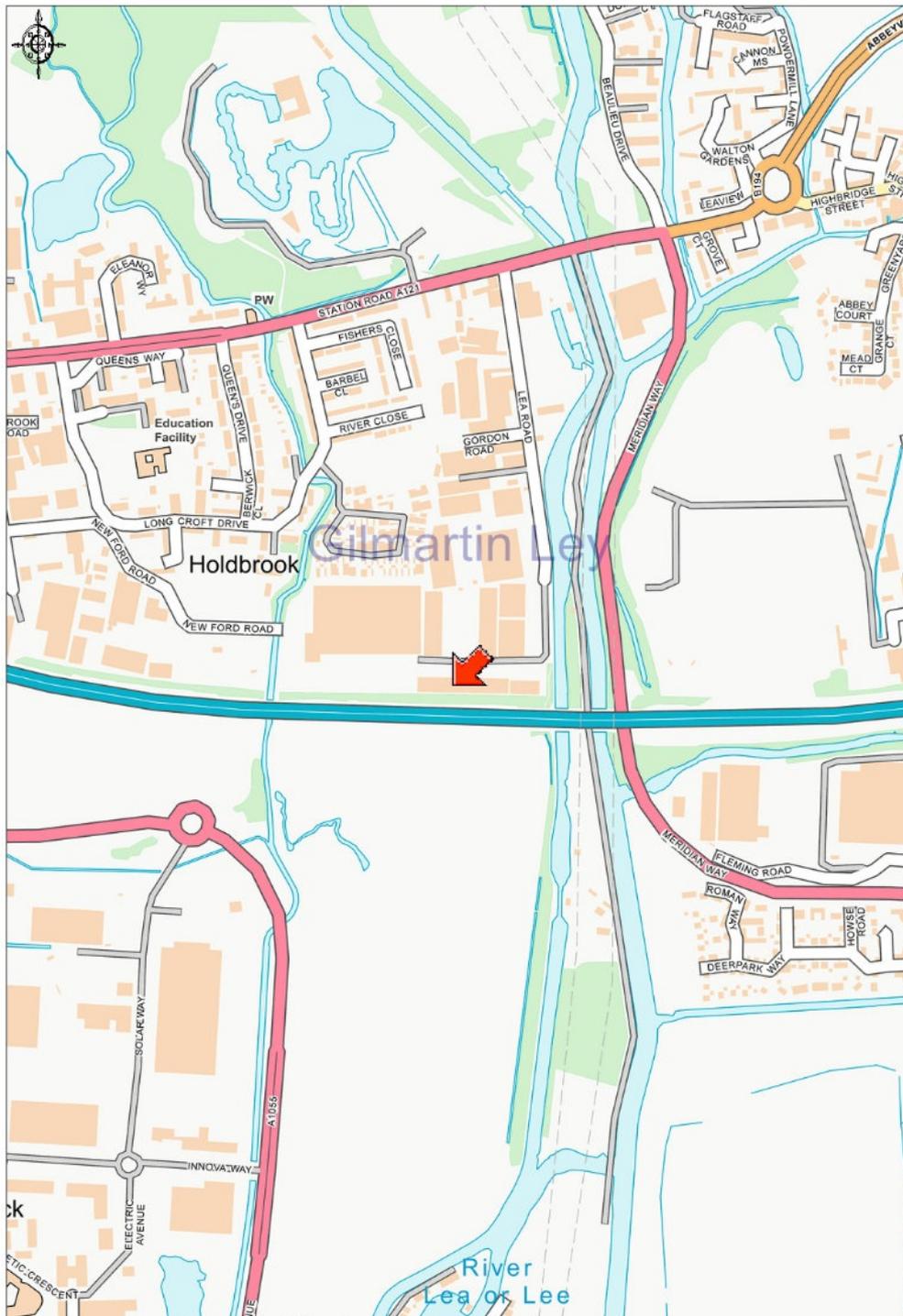


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Our ref: 26354

Property Investment and Development Consultants
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Chartered Surveyors and Estate Managers
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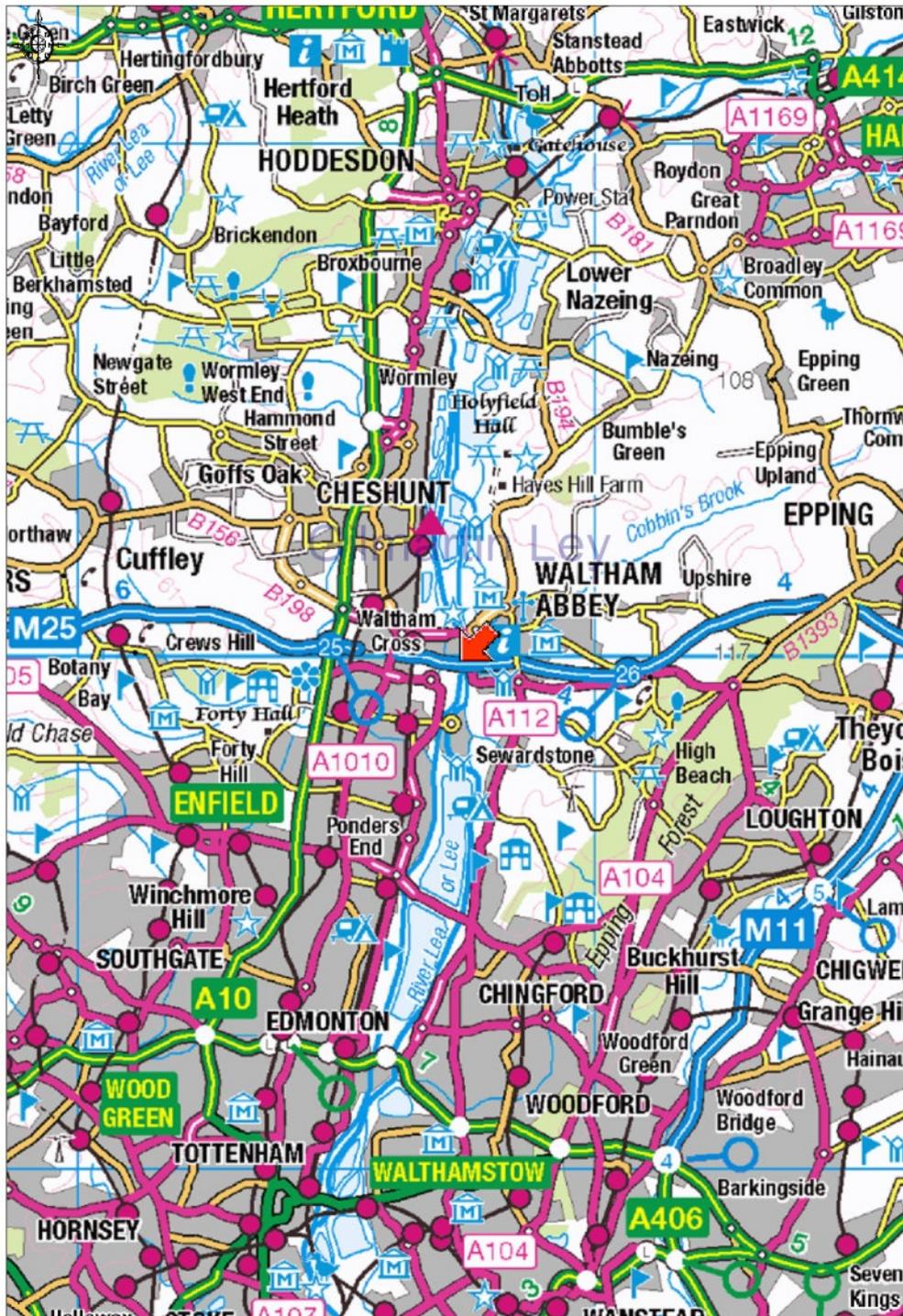


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