



Warehouse To Let in Waltham Abbey - EN9

New lease available

GILMARTIN LEY

Unit 14 Lea Road Industrial Estate,

WALTHAM ABBEY, EN9 1AS



Area

Gross Internal Area: 809 sq.m. (8,704 sq.ft.)

Rent

£85,000 per annum (approx. £7,083 monthly) subject to contract

Property Description

The property comprises a single story steel portal framed warehouse unit with generous forecourt and parking provision for 9 cars.

The unit benefits from an eaves height of 5.4m, rising to apex of 5.97m, ground floor office accommodation with a storage platform above, WCs and kitchen. Loading access is via a single electronically operated loading door (4.4m wide x 4.2m high).

- > New lease available
- > Junction 26 of the M25 Motorway is circa 3.0 kilometres (1.9 miles) to the east
- > Gross Internal Area: 808.63 square metres (8,704 sq.ft)
- > Eaves height 5.4m, rising to an apex of 5.97m
- > Generous forecourt yard
- > Waltham Cross Rail Station only 0.9 kilometres (0.5 miles)
- > Exceptional connectivity to main road networks
- > Junction 25 of the M25 Motorway is circa 2.3 kilometres (1.4 miles) to the west
- > Junction 26 of the M25 Motorway is circa 3.0 kilometres (1.9 miles) to the east

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	808.63	8,704	
Storage Platform (above offices)	89.12	959	



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Property Location

The unit is located on the well established Lea Road Industrial Estate, at the 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 £40000.00

Estimated Rates Payable £19200 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new full repairing and insuring lease for a term to be agreed.

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

Local Authority: Broxborne Borough Council

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

Further information at: <http://www.gilmartinley.co.uk/properties/27072>
Energy Performance Certificate

Last Updated: 09 Mar 2020

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Our ref: 27072

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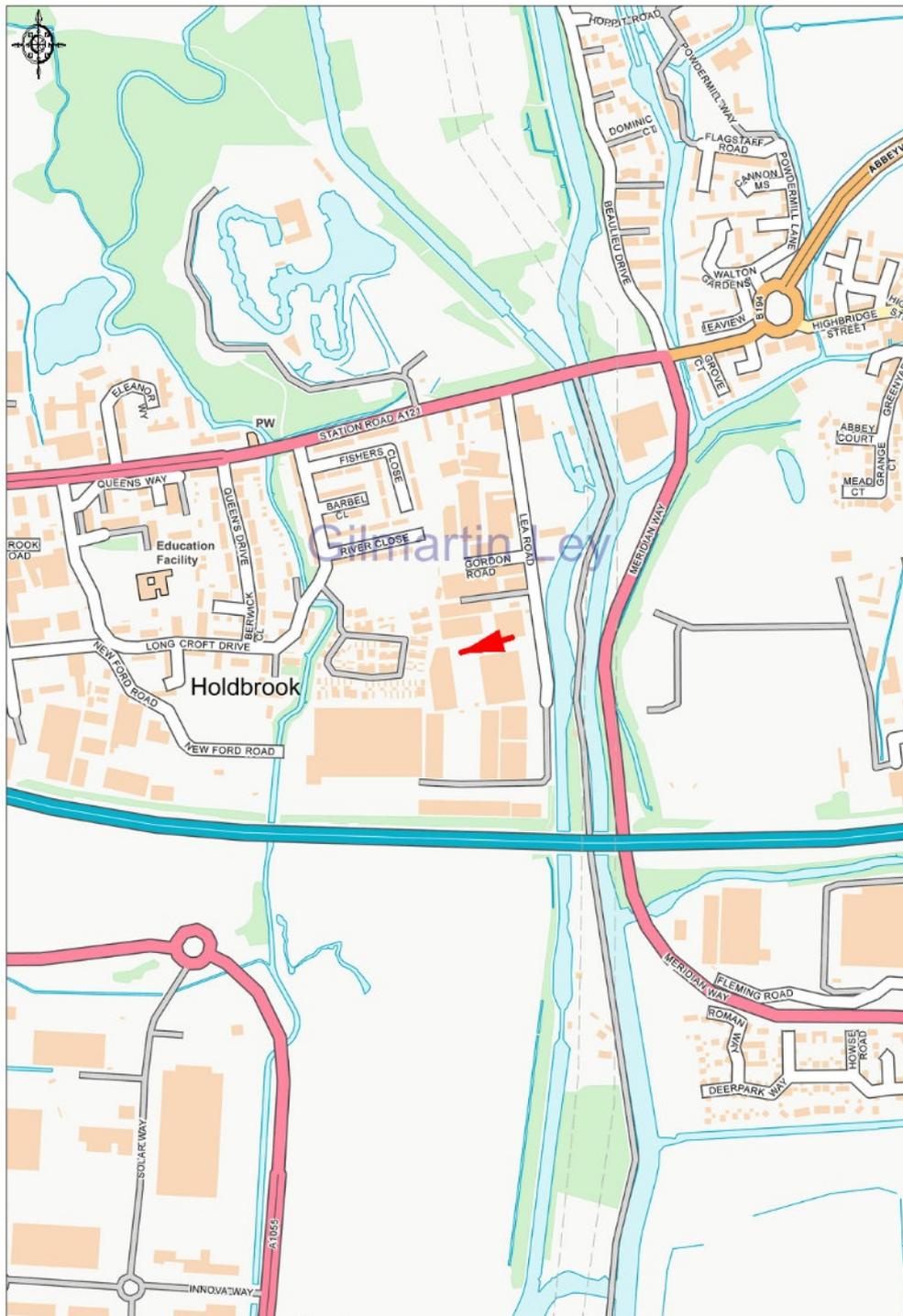


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