



GILMARTIN LEY

Distribution Centre / Warehouse Unit To Let - Waltham Abbey EN9

Self-contained and secure 2.05 acre site

**Units 1-9 Riverside Place
Lea Road,**

WALTHAM ABBEY, EN9 1AS



Area

Gross Internal Area: 7,001 sq.m. (75,353 sq.ft.)

Rent

Rent on application

Property Description

A detached steel portal framed warehouse with excellent yard and loading facilities on a rectangular self-contained and secure site of approximately 2.05 acres. The unit was originally constructed as a terrace of 9 units but is now configured as a single warehouse / distribution centre arranged over ground and mezzanine floors.

The space is predominantly warehousing and storage space, with high quality office accommodation, kitchens, staff rooms, WCs and showers.

The property has an EPC rating of 39B.

Key considerations:

- > Strategic and desirable industrial location
- > Detached warehouse on a self-contained secure 2.05 acre site
- > Eaves Height: 6m
- > 26.6m deep front yard
- > 5.8m deep rear yard
- > 6 level access loading doors
- > 23 marked parking spaces in addition to secure yard areas
- > EPC rating of 39B
- > High quality office accommodation
- > Local occupiers include Jewson, McDonalds, TKMaxx, Home Bargains and Costa Coffee
- > 2.3 kilometres (1.4 miles) to J25 of the M25 motorway
- > 0.9 kilometres (0.56 miles) to Waltham Cross Railway Station (Greater Anglia)





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Accommodation

Gross Internal Area: 7,001 sq.m. (75,353 sq.ft.)

Element	Area sq.m.	Area sq.ft.	Description and comments
Ground floor warehouse	4,106.30	44,199	
Mezzanine storage	2,071	22,292	
First floor offices	823.30	8,861	
Front yard	2,026	21,807	Yard and parking areas
Rear yard	1,183	12,733	Yard
Northern parking area	351.37	3,782	Parking bay

Property Location

The unit is located on the well established Lea Road Industrial Estate, a strategic industrial location only 2.3 km (1.4 miles) to the east of Junction 25 on the M25, and circa 29 km (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 km (8 miles) distant and to the west, the A1(M) and M1 are 16 km (10 miles) and 27 km (17 miles) distant, respectively. Occupiers in the immediate vicinity include Jewson, McDonalds, Costa Coffee, Home Bargains, Lea Valley White Water Rafting Centre, and Pets At Home, as well as an abundance of further retail and leisure facilities within nearby Waltham Cross and Waltham Abbey town centres.

Waltham Abbey and the surrounding areas continue to show signs of major redevelopment, growth and change. Sunset Studios, a £700 million film and TV studios facility located just 2.4 km (1.5 miles) to the west on the A10, is under construction and is anticipated it would "contribute £300m annually to the local economy" and could create up to 4,500 jobs upon its completion in 2025. More recently, it was reported Google has invested £790 million to build its first UK data centre - a 33 acre site in Waltham Cross.

Waltham Cross Railway Station is only 0.9 km (0.56 miles) from the subject property and provides frequent southbound rail services to Tottenham Hale (8 minutes), Stratford (21 minutes) and London Liverpool Street (27 minutes). Northbound services link to Bishop's Stortford, Hertford, Harlow and Broxbourne.

Stanstead Airport is located 27 km (17 miles) to the north-east and accessible by rail in circa 35 minutes.

2023 Rateable Value £317500.00

Estimated Rates Payable £156527 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing and insuring lease on terms to be agreed

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: <https://www.gilmartinley.co.uk/properties/32408>

<https://www.gilmartinley.co.uk/properties/to-rent/warehouses-b8/waltham-abbey/waltham-abbey/en9/32408>

Our ref: 32408

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Chartered Surveyors and Estate Managers
Property Experts for North London

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Energy Performance Certificate
Site Plan
Floor Plan
Offer Requirements

Last Updated:

01 Apr 2025

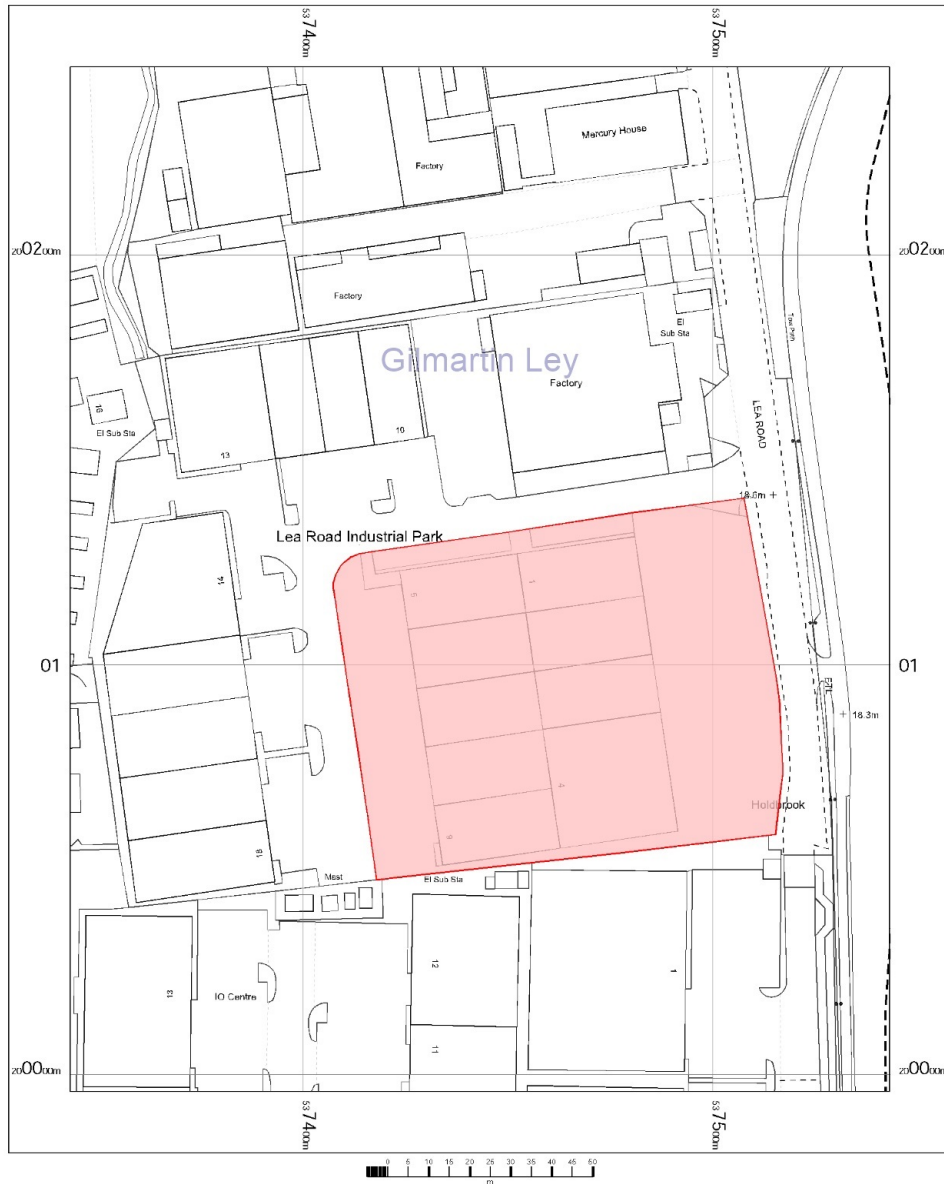
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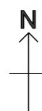
1-9 Riverside Place, EN9 1AS



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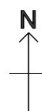
Lea Road Industrial Estate, EN9



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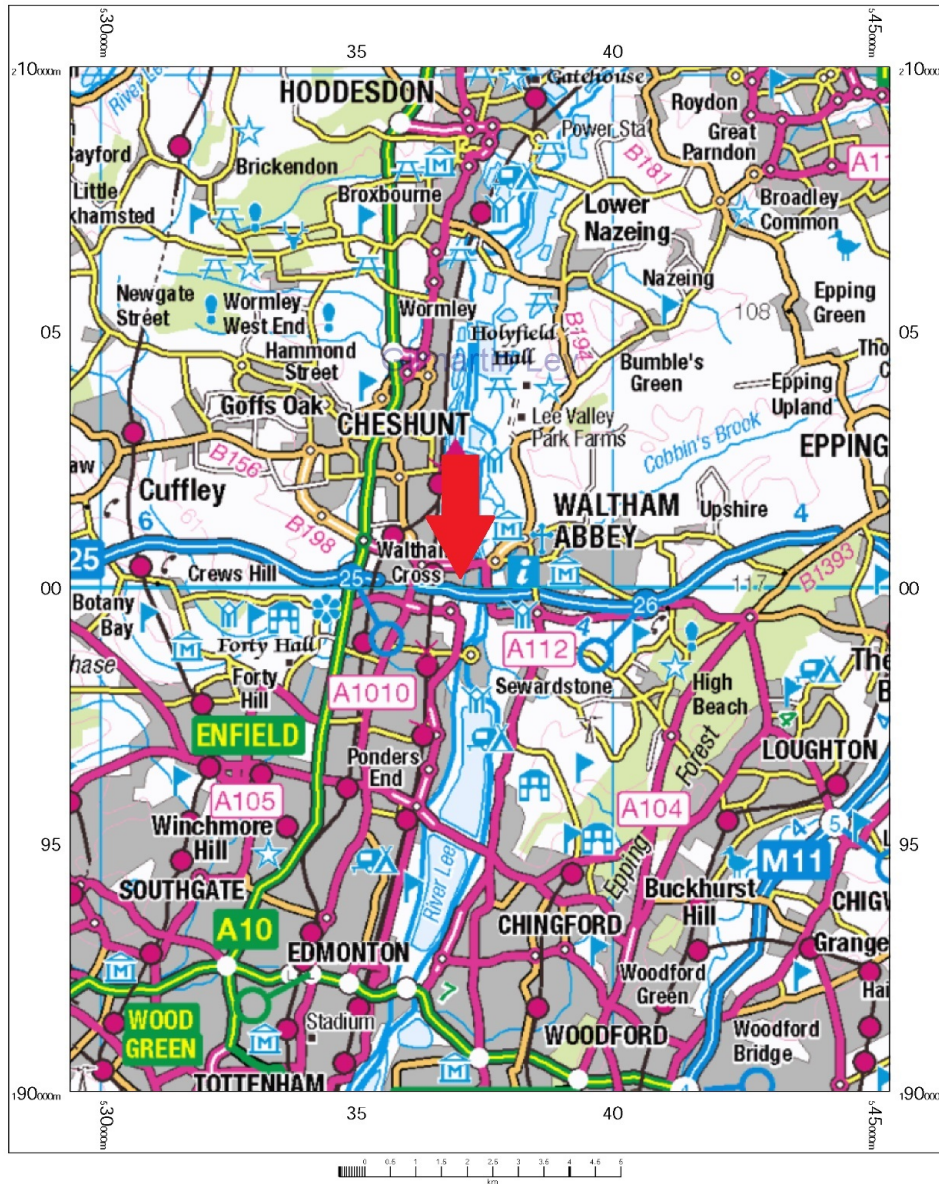


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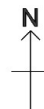
Lea Road Industrial Estate, EN9



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