



GILMARTIN LEY

Prominent Detached Warehouse and Yard To Let - Waltham Abbey EN9

Arley House
Lea Road,

WALTHAM ABBEY, EN9 1AW



Area

Gross Internal Area: 1,579 sq.m. (16,992 sq.ft.)

Rent

£205,000 per annum (approx. £17,083 monthly) subject to contract

Property Description

Arley House is a detached industrial / warehouse building occupying a regularly shaped site with a frontage of 43m on the north side of Lea Road and with yards to the front and rear of the building.

The building comprises a warehouse arranged as 3 intercommunicating bays with a small two storey office wing to the front. There are roller shutter loading doors to the front and rear of the building. The unit benefits from an eaves height of 5.20m, rising to an apex height of 7.55m.

The front yard provides access via 2 vehicular gates into the yard and 11 marked parking spaces. A further 15 marked parking spaces run adjacent to the south elevation of the building. Loading access to the front is via an electric roller shutter door. The rear yard provides further storage and additional loading access to the rear of the building via a second electric roller shutter door.

The unit is set within a site of 0.82 acres, excluding the electrical sub station located in the north east corner of the site.

Key Considerations:

- > Strategic and desirable industrial location
- > New lease available
- > Detached building on 0.82 acre site with front and rear yards
- > Gross Internal Area: 1,579 sq.m. (16,992 sq.ft.)
- > 15 marked parking spaces in addition to front and rear yards
- > Suitable for a variety of trade counter, industrial and warehouse uses
- > Local occupiers include Jewson, McDonalds, TKMaxx, Home Bargains and Costa Coffee
- > Excellent connections via road and rail
- > 2.3 km (1.4 miles) to J25 of the M25 motorway
- > 0.9 km (0.56 miles) to Waltham Cross Railway Station (Greater Anglia)





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Accommodation

Gross Internal Area: 1,579 sq.m. (16,992 sq.ft.)

| Floor | Area sq.m. | Area sq.ft. | Description and comments |
|--------|------------|-------------|--|
| Ground | 1,501.20 | 16,158 | Warehouse and offices. |
| First | 77.50 | 834 | Office accommodation, no access currently - stair access to be reinstated. |

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.

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 in circa 35 minutes.

2023 Rateable Value £109000.00

Estimated Rates Payable £53737 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing and insuring lease available 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/32409>
Floor Plan
Offer Requirements Document
Site Plan

Last Updated: 03 Jul 2025

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<https://www.gilmartinley.co.uk/properties/to-rent/warehouses-b8/waltham-abbey/waltham-abbey/en9/32409>

Our ref: 32409

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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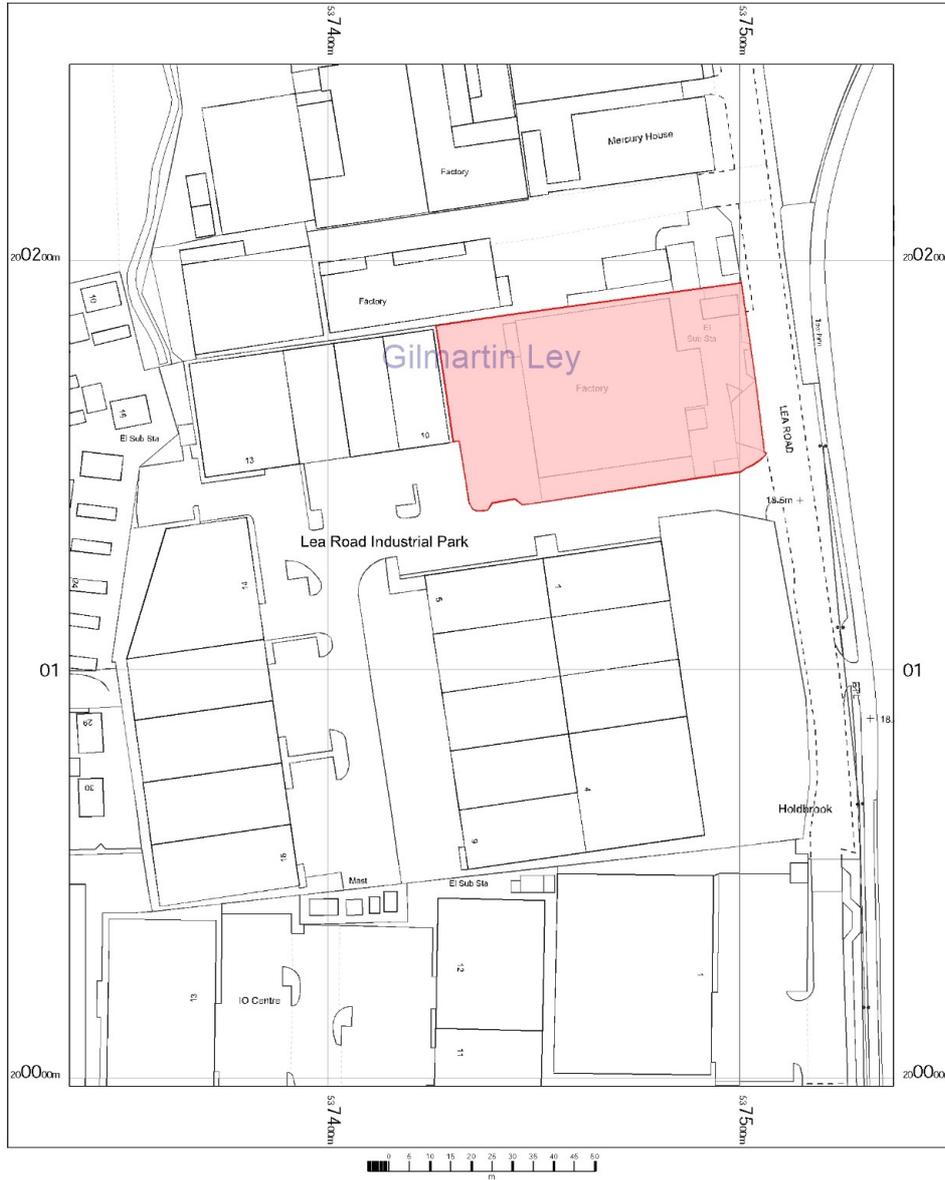
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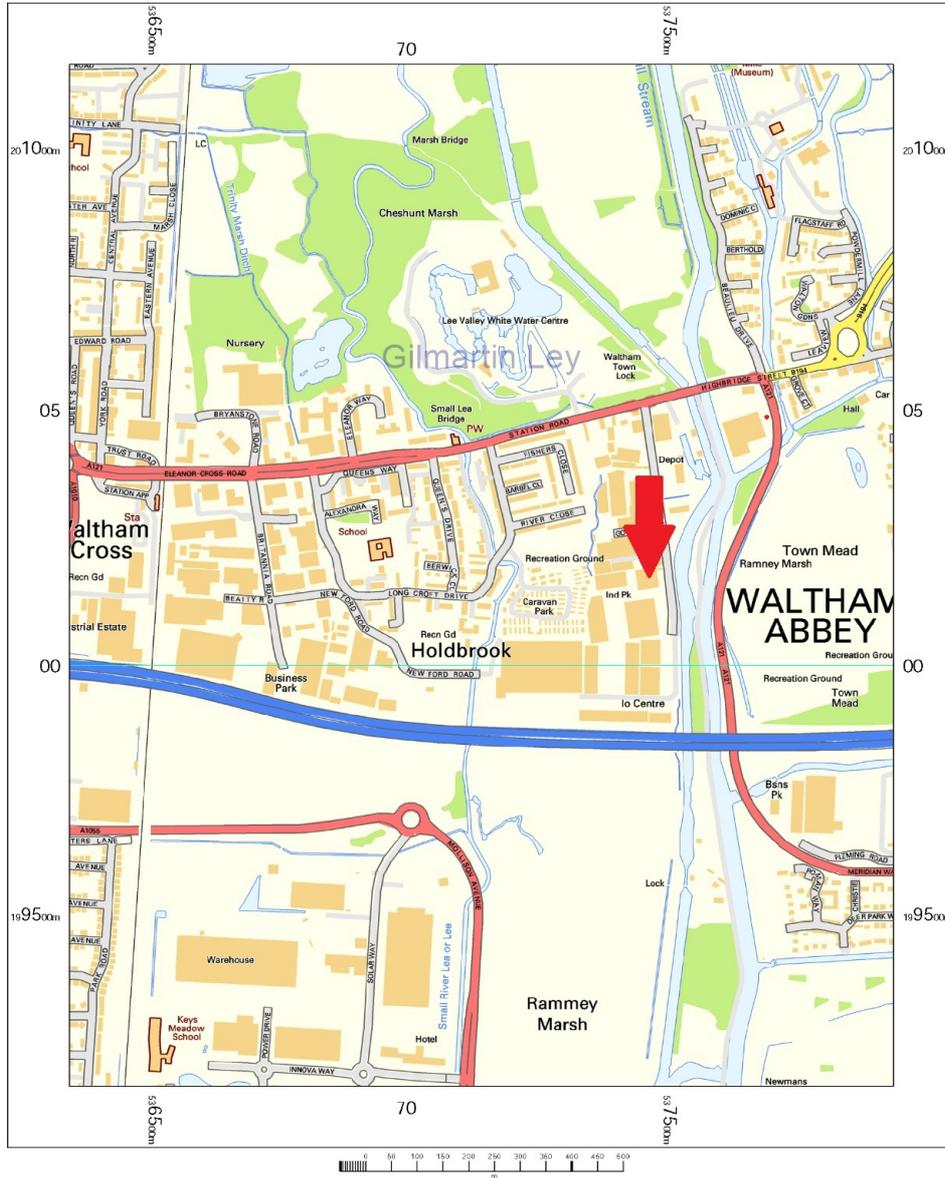




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Lea Road Industrial Estate, EN9



OS Streetview
Monday, October 14, 2024, 11:01 AM
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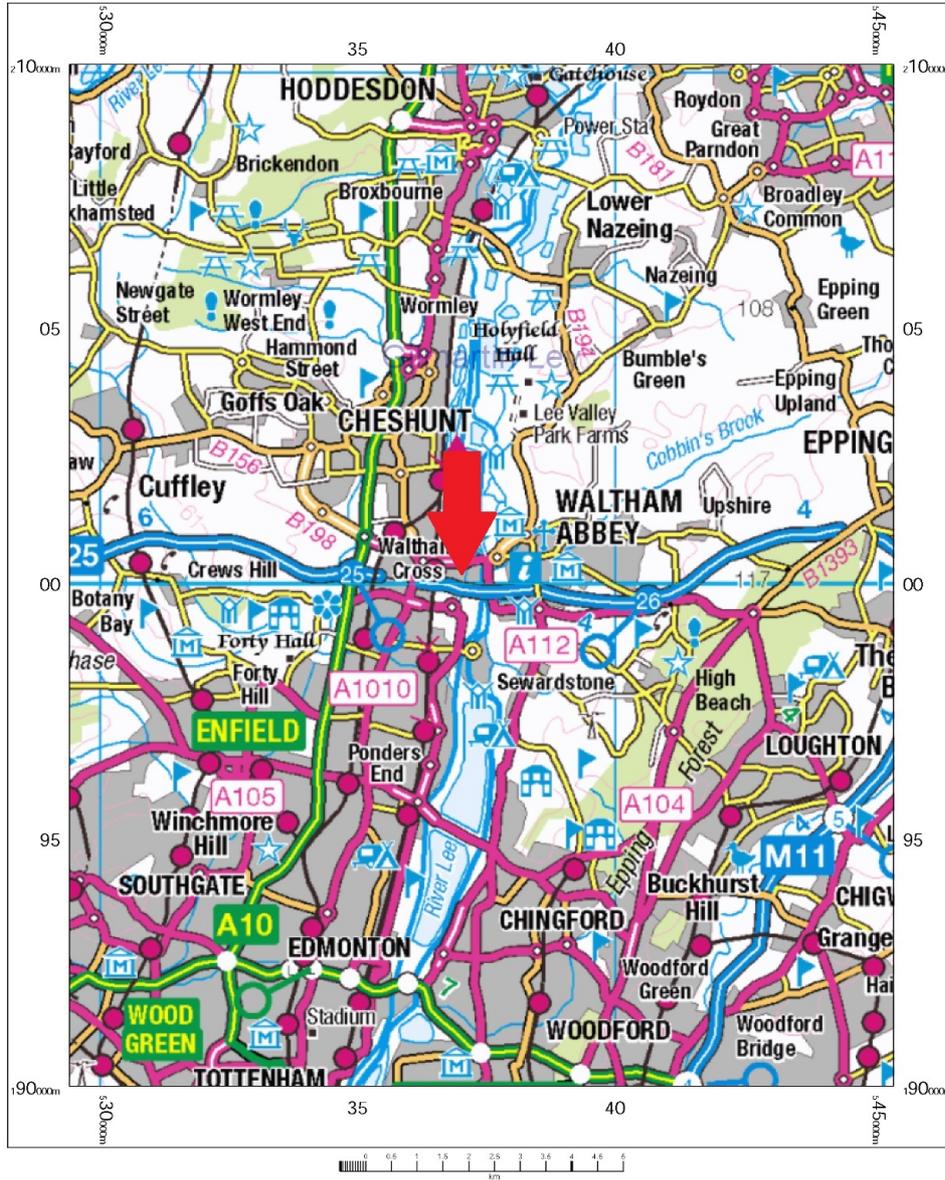




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Lea Road Industrial Estate, EN9



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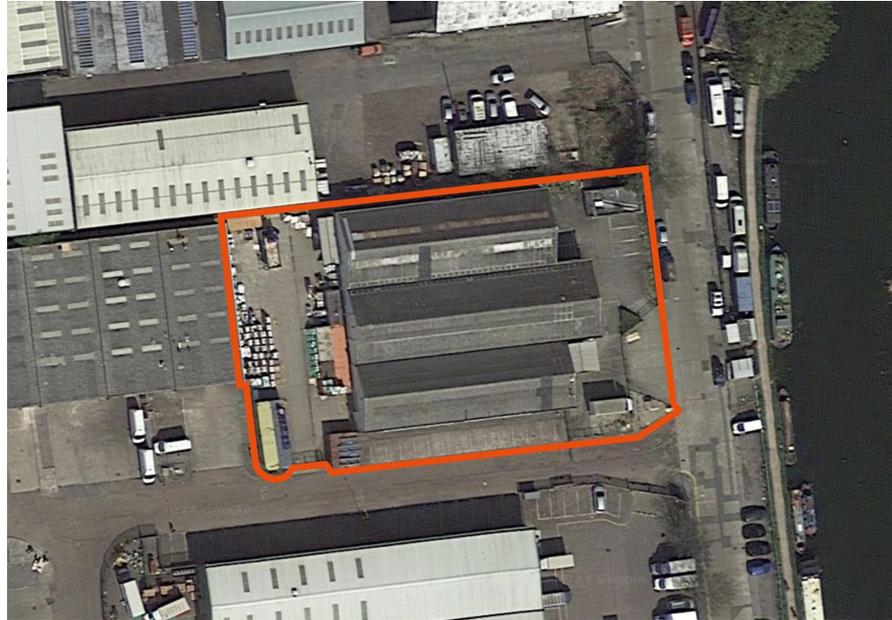
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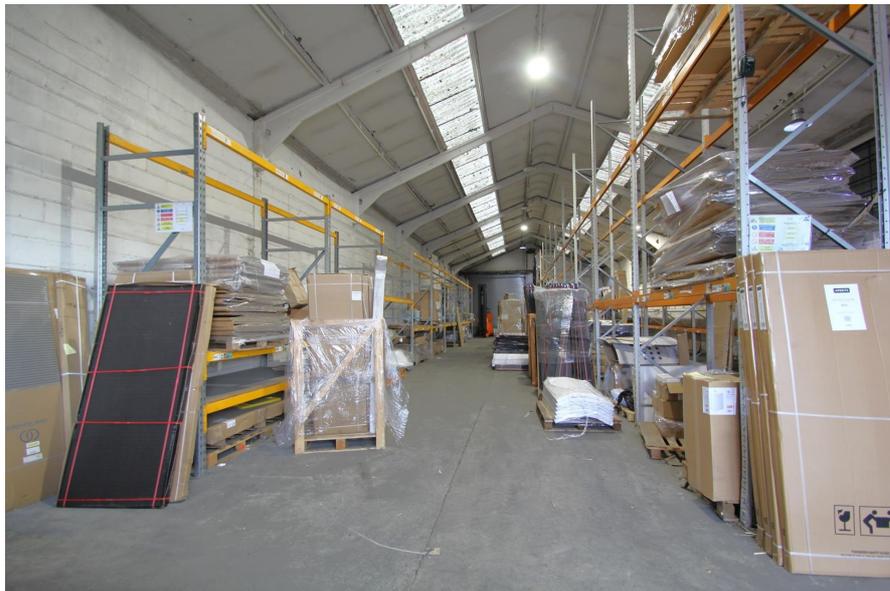
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