



GILMARTIN LEY

Warehouses To Let - Waltham Abbey EN9

Available as individual units or combined (5,000 - 30,000 sq.ft)

**Units 14-18 Lea Road
Industrial Estate,**

WALTHAM ABBEY, EN9 1AS



Area

Gross Internal Area: 492 sq.m. (5,297 sq.ft.)
to 2,793 sq.m. (30,063 sq.ft.)

Rent

£67,500 to £380,000 per annum (approx.
£5,625 to £31,667 monthly) subject to
contract

Property Description

The property comprises the entire terrace of 5 industrial warehouse units, each with forecourt parking and loading provision.

The units are available on an individual unit basis or combined, offering a range of spaces between 5,297 sq.ft and 30,087 sq.ft.

Unit 14 comprises warehousing, office accommodation, WCs, shower and kitchen. Units 15-18 are configured to intercommunicate providing predominantly warehouse space, with office accommodation and WCs.

Each unit provides loading via a single roller shutter or concertina loading door, forecourt yard/parking provision and benefits from an eaves height of 5.5m.

Key Considerations:

- > Strategic and desirable industrial location
- > New lease(s) available
- > Terrace of 5 units available to let individually or combined
- > Gross Internal Area: 493.2 sq.m (5,297 sq.ft) - 2,799.16 sq.m (30,063 sq.ft)
- > Generous forecourt yard/parking
- > Local occupiers include Jewson, McDonalds, TK Maxx, 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: 492 sq.m. (5,297 sq.ft.) to 2,793 sq.m. (30,063 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Unit 14	808.99	8,707	Ground floor warehouse with high quality ground floor offices, kitchen area and WCs. Including first floor storage of 89.33 sq.m (962 sq.ft) and staff cloakroom, WC and shower. Externally the unit has 10 parking spaces plus forecourt yard. Available to let. Quoting rent £110,000 pa
Unit 15	495.54	5,333	Ground floor warehouse with good quality ground floor office, kitchen area and WCs. Externally the unit has 4 parking spaces plus forecourt loading. This unit currently intercommunicates with Unit 16. Available to let. Quoting rent £67,500 pa
Unit 16	492.19	5,297	Ground floor warehouse. Externally the unit has 4 parking spaces plus forecourt loading. This unit currently intercommunicates with Units 15 and 17. Available to let. Quoting rent £67,500 pa
Unit 17	494.98	5,327	Ground floor warehouse. Externally the unit has 4 parking spaces plus forecourt loading. This unit currently intercommunicates with Units 16 and 18. Available to let. Quoting rent £67,500 pa
Unit 18	501.30	5,395	Ground floor warehouse, with WC. Externally the unit has 5 parking spaces plus forecourt loading. This unit currently intercommunicates with Unit 17. Available to let. Quoting rent £67,500 pa

Property Location

The units are located in the south-west corner of 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.



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

2023 Rateable Value	£216750.00
Estimated Rates Payable	£106857 per annum
Service Charge p.a.	TBC
Premium	Nil
Terms	Available on new fully repairing and insuring lease(s) 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/32531 Energy Performance Certificates Unit 14 Lea Road Floor Plan Units 14-18 Lea Road Floor Plan Units 15-18 Lea Road Floor Plan Offer Requirements Site Plan
Last Updated:	04 Jun 2025

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14-18 Lea Road Ind Est, EN9 1AS



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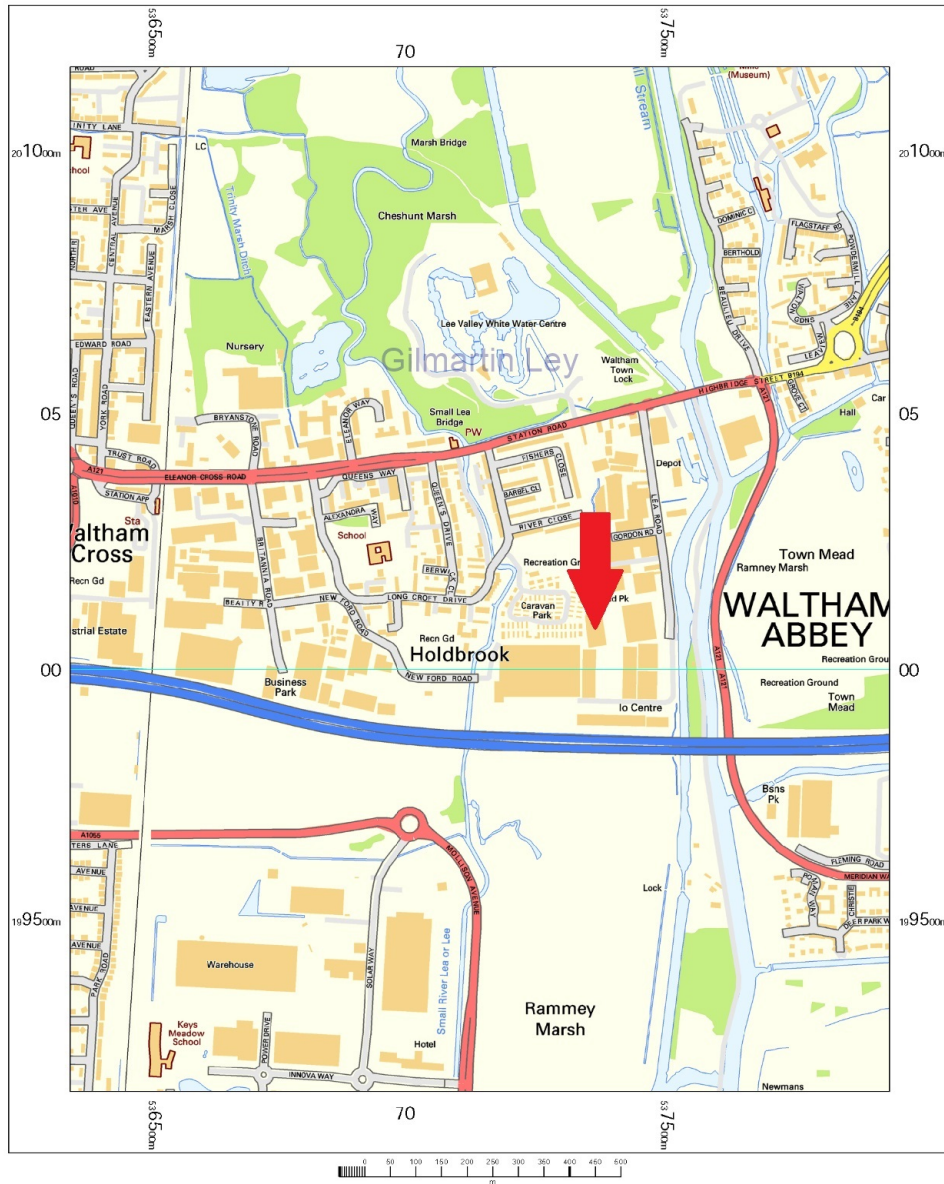
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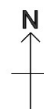
Lea Road Industrial Estate, EN9



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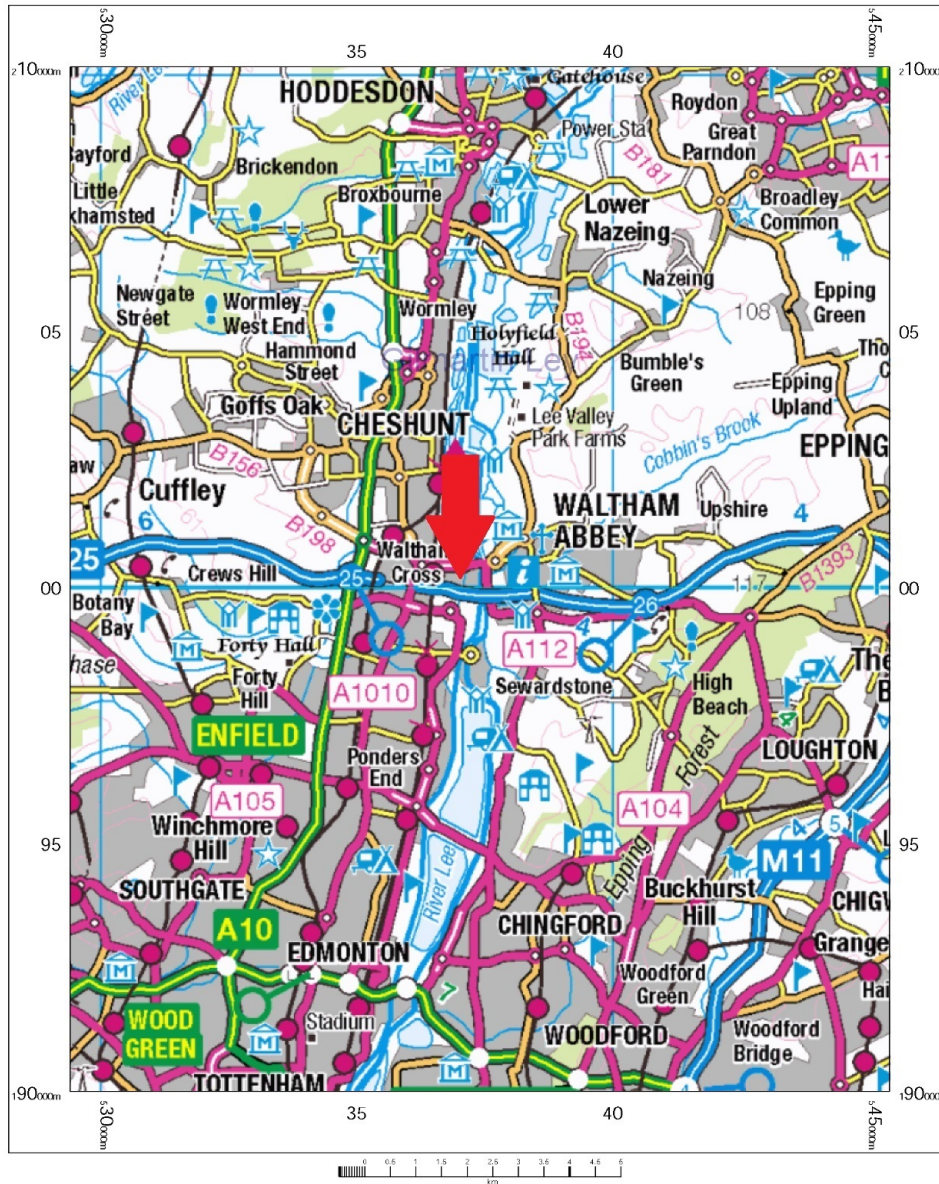


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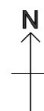
Lea Road Industrial Estate, EN9



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