



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)





**GILMARTIN LEY**

# Warehouses To Let - Waltham Abbey EN9

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

## 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.



GILMARTIN LEY

# Warehouses To Let - Waltham Abbey EN9

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

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

<b>2023 Rateable Value</b>	£216750.00
<b>Estimated Rates Payable</b>	£106857 per annum
<b>Service Charge p.a.</b>	TBC
<b>Premium</b>	Nil
<b>Terms</b>	Available on new fully repairing and insuring lease(s) on terms to be agreed.
<b>Legal Fees:</b>	Each party is to bear its own legal fees
<b>Local Authority:</b>	Broxbourne Borough Council
<b>Viewings:</b>	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
<b>Further information at:</b>	<a href="https://www.gilmartinley.co.uk/properties/32531">https://www.gilmartinley.co.uk/properties/32531</a> 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
<b>Last Updated:</b>	01 Apr 2025

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.



GILMARTIN LEY

# Warehouses To Let - Waltham Abbey EN9

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

14-18 Lea Road Ind Est, EN9 1AS



OS MasterMap 1250/2500/10000 scale  
Monday, October 14, 2024, ID: CM-01189438  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:1250 scale print at A4, Centre: 537416 E, 200126 N

©Crown Copyright Ordnance Survey, Licence no.  
AC0000849896



Map supplied by  
Centremaps Live

<https://www.gilmartinley.co.uk/properties/to-rent/warehouses-b8/waltham-abbey/waltham-abbey/en9/32531>

Our ref: 32531

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

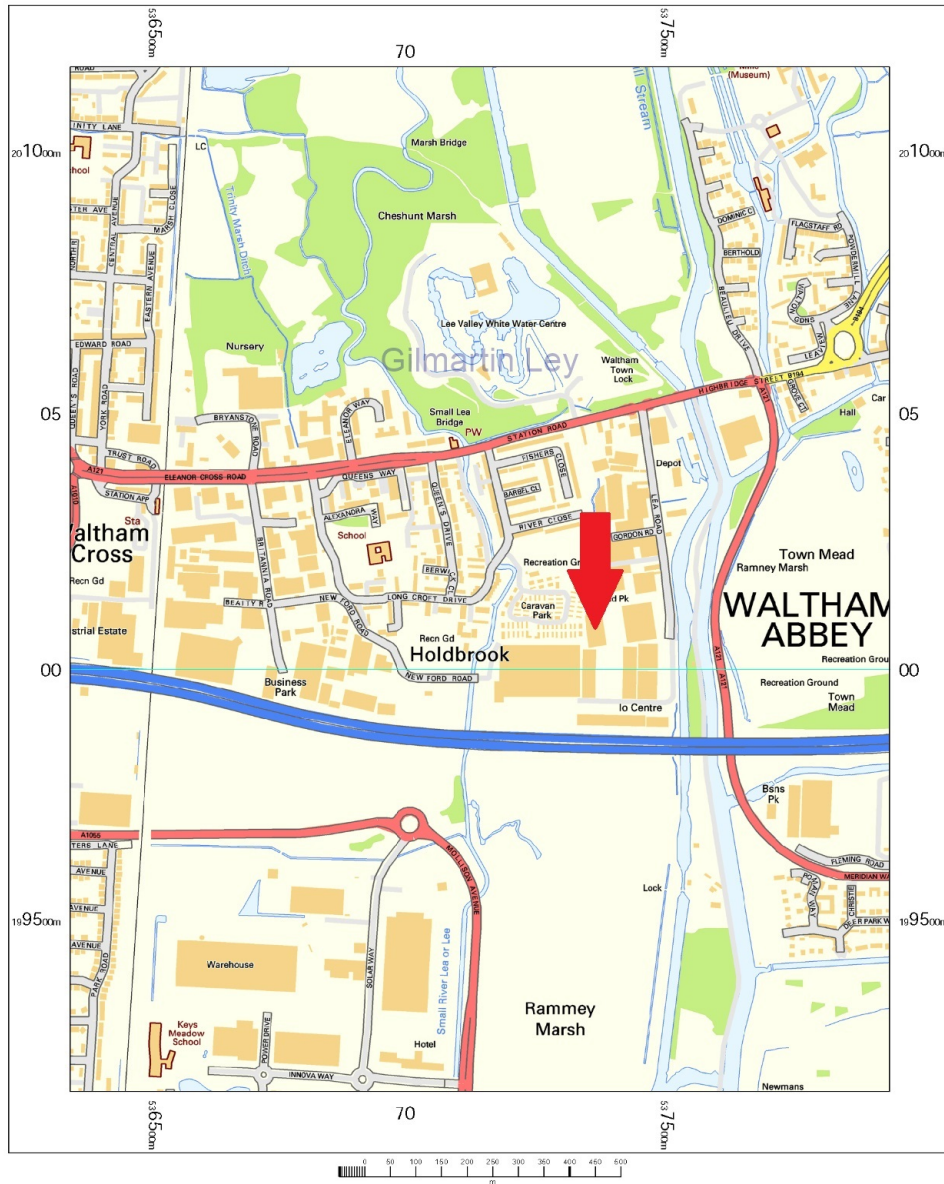
Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



# Warehouses To Let - Waltham Abbey EN9

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

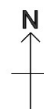
Lea Road Industrial Estate, EN9



OS Streetview  
Monday, October 14, 2024, 10:01:18 AM  
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 537146 E, 200176 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live



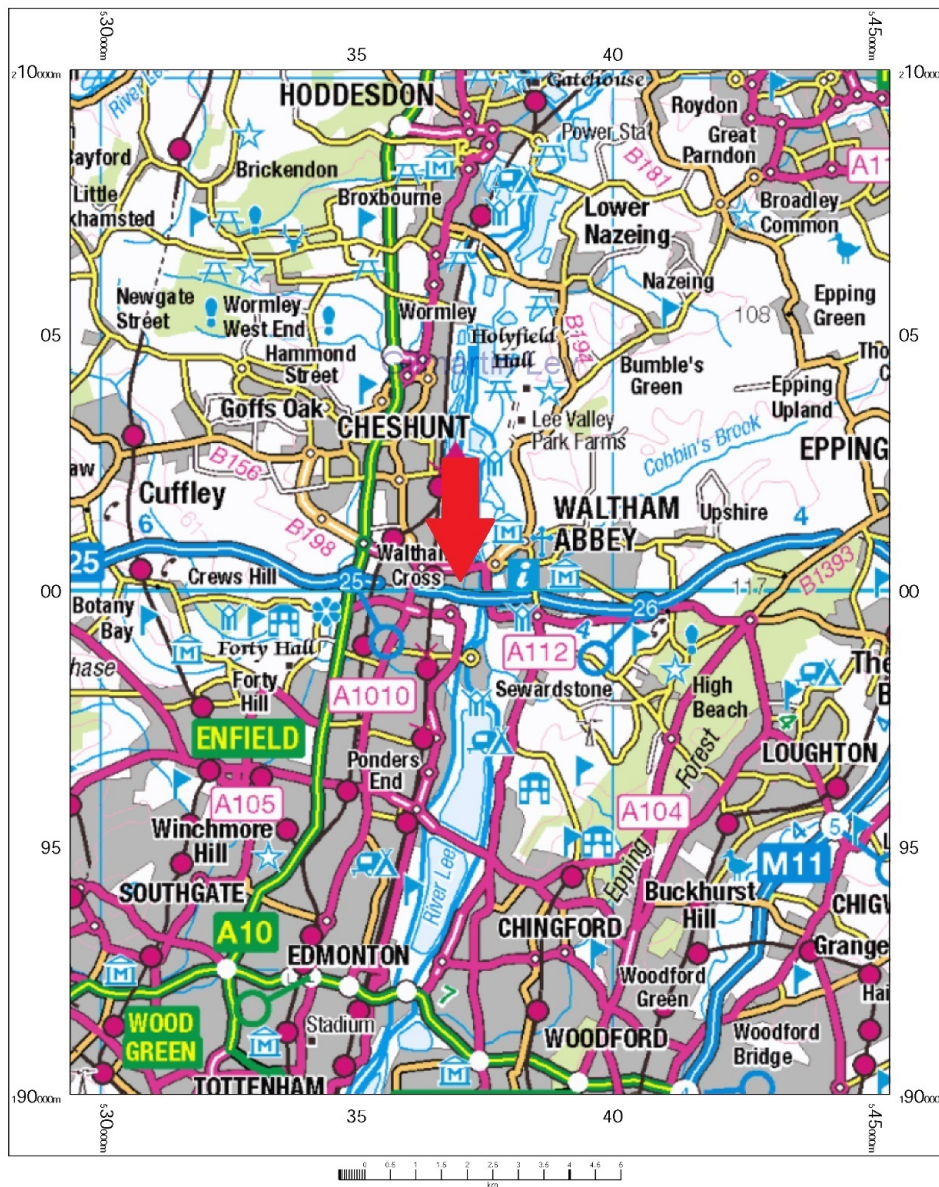


GILMARTIN LEY

# Warehouses To Let - Waltham Abbey EN9

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

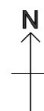
Lea Road Industrial Estate, EN9



OS 250k scale raster  
Monday, October 14, 2024, ID: CM-01189365  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:100000 scale print at A4, Centre: 537410 E, 200165 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live





# Warehouses To Let - Waltham Abbey EN9

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



# Warehouses To Let - Waltham Abbey EN9

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





# Warehouses To Let - Waltham Abbey EN9

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





GILMARTIN LEY

# Warehouses To Let - Waltham Abbey EN9

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





# Warehouses To Let - Waltham Abbey EN9

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

