



Distribution Centre and Warehouse Complex - Waltham Abbey EN9

3.91 acre site

GILMARTIN LEY

**Units 1-9 Riverside Place and
Units 13-18 Lea Road
Lea Road,**

WALTHAM ABBEY, EN9 1AS



Area

Gross Internal Area: 10,461 sq.m. (112,602 sq.ft.)

Rent

Rent on application

Property Description

Units 1-9 Riverside Place

A detached steel portal framed 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.

Unit 13 Lea Road

End of terrace warehouse / workshop. The space is predominantly warehousing, storage and workshop space with ancilliary accommodation, kitchen and WCs.

Units 14-18 Lea Road

An entire terrace of 5 industrial warehouse units, each with forecourt parking and loading provision. 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
- > Detached distribution centre, entire terrace of warehouses and a workshop on 3.91 acre site
- > Local occupiers include Jewson, McDonalds, TKMaxx, Home Bargains and Costa Coffee
- > Excellent connections via road and rail
- > 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: 10,461 sq.m. (112,602 sq.ft.)

Element	Area sq.m.	Area sq.ft.	Description and comments
Units 1-9 Riverside Place	7,001	75,358	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.
Unit 13 Lea Road	661	7,114	An end of terrace warehouse / workshop with forecourt loading.
Units 14-18 Lea Road	2,799.16	30,129	Entire terrace of 5 industrial warehouse units with forecourt parking and loading provision.

Property Location

The properties are 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.

Service Charge p.a. TBC

Premium

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/33111>
Offer Requirements

<https://www.gilmartinley.co.uk/properties/to-rent/warehouses-b8/waltham-abbey/waltham-abbey/en9/33111>

Our ref: 33111

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

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Last Updated:

15 Apr 2026

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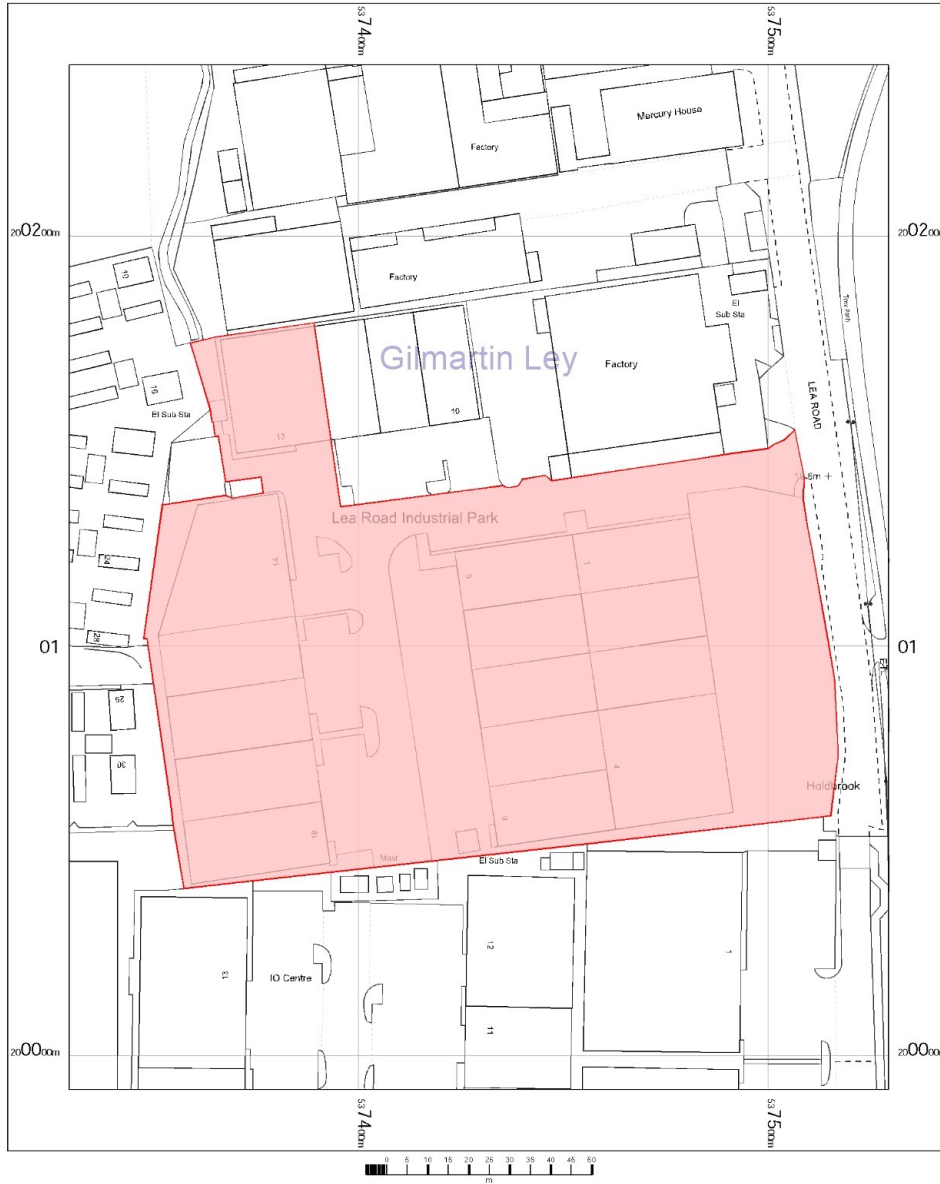


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1-9 Riverside / 13-18 Lea Road



OS MasterMap 1250/2500/10000 scale
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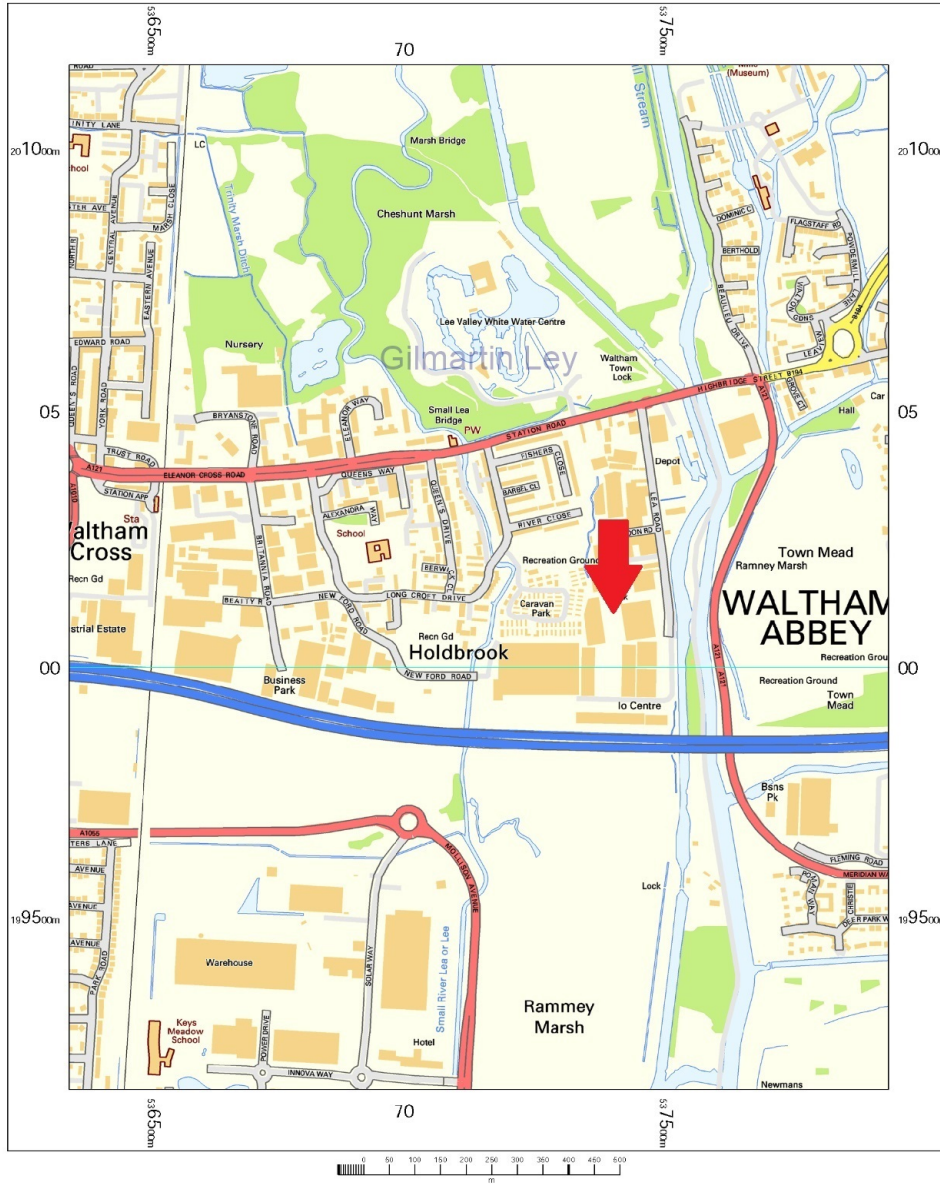


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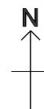
Lea Road Industrial Estate, EN9



OS Streetview
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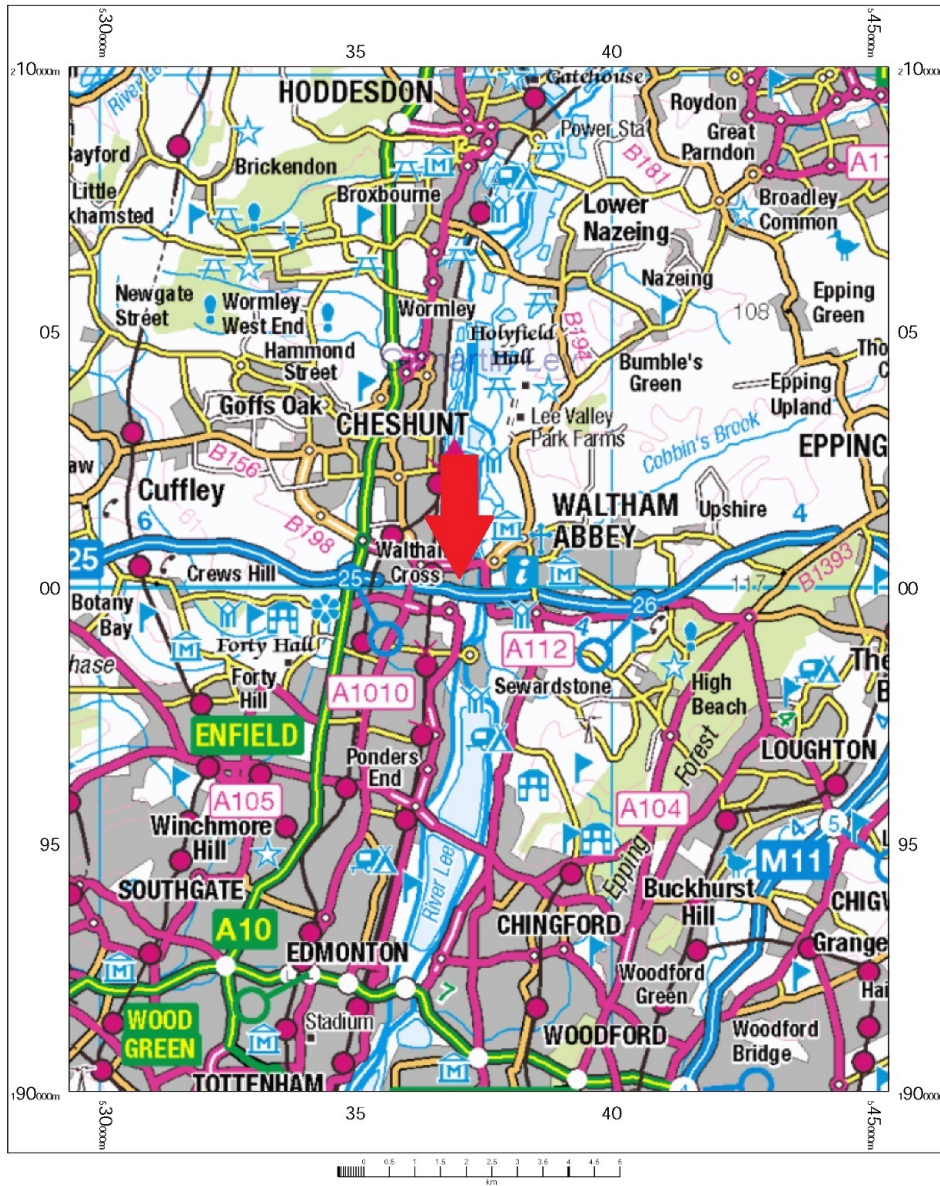


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Lea Road Industrial Estate, EN9



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