



GILMARTIN LEY

Warehouse To Let in Waltham Abbey - EN9

New lease available

Unit 14 Lea Road Industrial Estate,

WALTHAM ABBEY, EN9 1AS



Area

Gross Internal Area: 809 sq.m. (8,704 sq.ft.)

Rent

£85,000 per annum (approx.

£7,083 monthly) subject to contract



Property Description

The property comprises a single story steel portal framed warehouse unit with generous forecourt and parking provision for 9 cars.

The unit benefits from an eaves height of 5.4m, rising to apex of 5.97m, ground floor office accommodation with a storage platform above, WCs and kitchen. Loading access is via a single electronically operated loading door (4.4m wide x 4.2m high).

- > New lease available
- > Gross Internal Area: 808.63 square metres (8,704 sq.ft)
- > Eaves height 5.4m, rising to an apex of 5.97m
- > Generous forecourt yard
- > Waltham Cross Rail Station only 0.9 kilometres (0.5 miles)
- > Exceptional connectivity to main road networks
- > Junction 25 of the M25 Motorway is circa 2.3 kilometres (1.4 miles) to the west
- > Junction 26 of the M25 Motorway is circa 3.0 kilometres (1.9 miles) to the east

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	808.63	8,704	
Storage Platform (above offices)	89.12	959	

Property Location

The unit is located on the well established Lea Road Industrial Estate, at the southern end of Lea Road in Waltham Abbey, an established commercial location only 2.3 kilometres (1.4 miles) to the east of Junction 25 on the M25.

The property is circa 29 kilometres (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 kilometres (8 miles) distant and to the west, the A1(M) and M1 are 16 kilometres (10 miles) and 27 kilometres (17 miles) distant, respectively.

Waltham Cross Railway Station is only 0.9 kilometres (0.56 miles) from the subject property and provides frequent rail services to London (Liverpool Street), with a journey time of only 27 minutes.

Stansted Airport is located 27 kilometres (17 miles) to the north-east.

2017 Rateable Value £40000.00

Estimated Rates Payable £19200 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new full repairing and insuring lease for a term to be agreed.

Legal Fees: Each party is to bear its own legal fees

Local Authority: Broxborne Borough Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

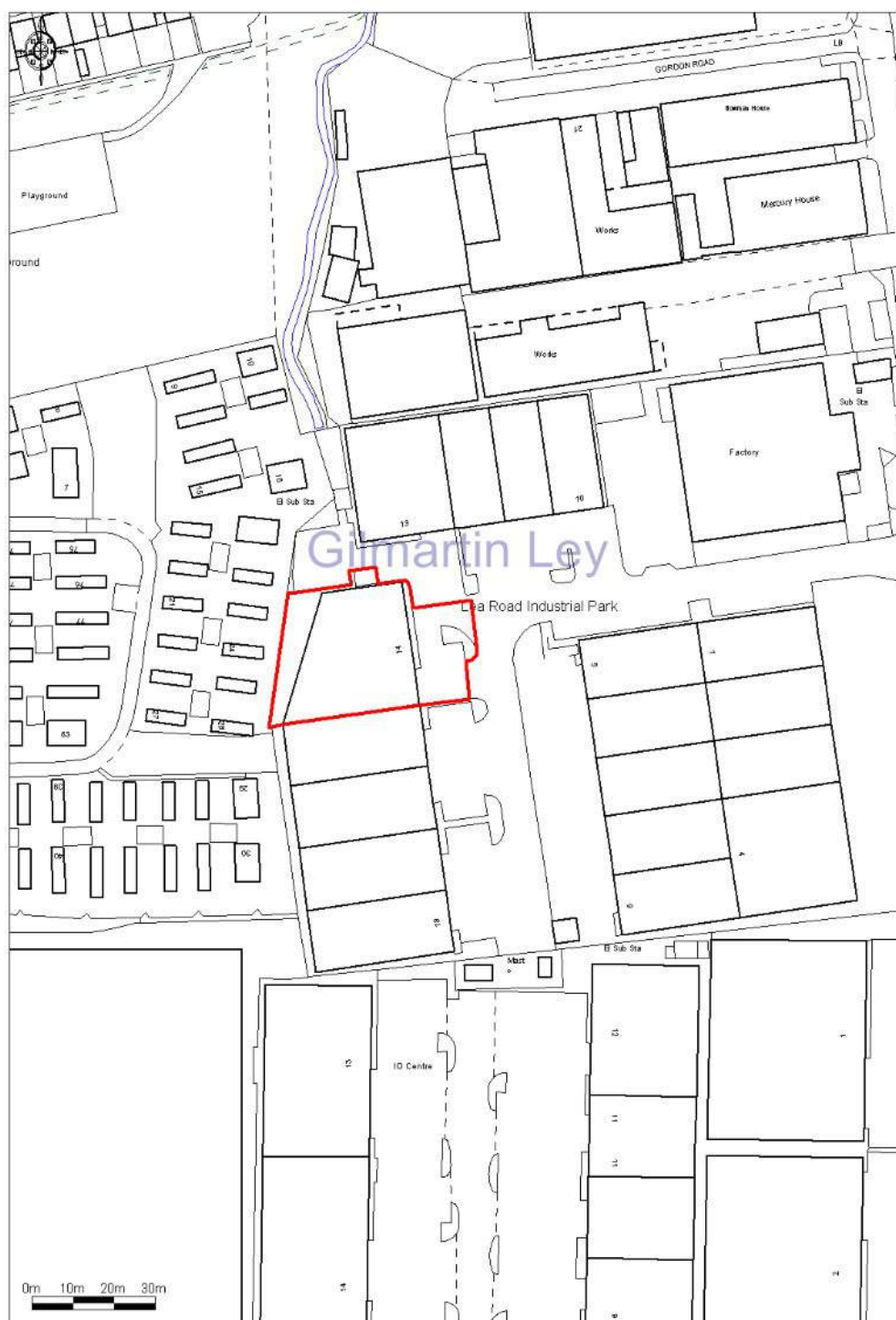
Further information at: <http://www.gilmartinley.co.uk/properties/27072>

Last Updated: 25 Mar 2019

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

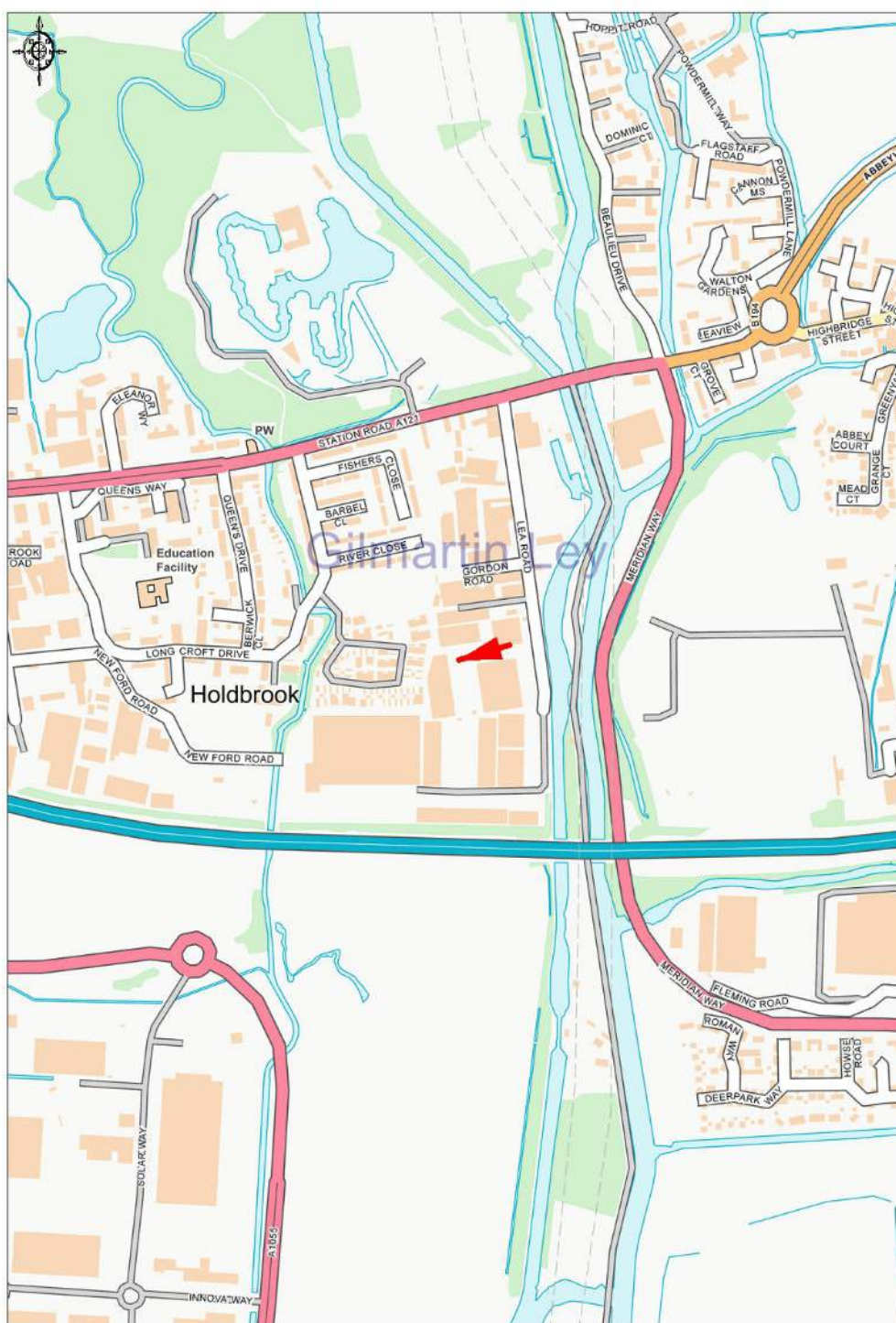
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details 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 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.

Unit 14 Lea Road Industrial Estate, Waltham Abbey EN9 1AS



© Crown Copyright 2010. All rights reserved.
License number: 100015611. Printed date: 11/10/10

Unit 14 Lea Road Industrial Estate, Waltham Abbey EN9 1AS



© Crown Copyright. All Rights Reserved. Ordnance Survey. 100000000. Printed on 1/2000.



GILMARTIN LEY

Warehouse To Let in Waltham Abbey - EN9

New lease available

Unit 14 Lea Road Industrial Estate, Waltham Abbey EN9 1AS



<https://www.gilmartinley.co.uk/properties/to-rent/b8/waltham-abbey/waltham-abbey/en9/27072>

Our ref: 27072

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

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





