



GILMARTIN LEY

Modern Industrial Warehouse and Offices For Sale - Waltham Abbey EN9

Virtual Freehold (999 Year Lease)

Unit 6, The IO Centre
Lea Road,

WALTHAM ABBEY, EN9 1AS



Area

Gross Internal Area: 729 sq.m. (7,845 sq.ft.)

Price

£1,350,000 subject to contract



Property Description

This modern mid-terrace industrial warehouse building and offices has a high quality fit out and provides for approximately 50/50 split of office accommodation and warehousing / storage.

From the personnel entrance there is a small lobby area from which you can access the ground floor offices and subsequently the warehouse area and mezzanine storage, or a staircase to the first floor, which provides high quality office and showroom accommodation. Each floor benefits from kitchen and WC facilities.

The warehouse has an eaves height of 7.13 metres (23 feet) but the floor to ceiling height under the substantial mezzanine level is 3.5 metres (11.5 feet). Loading to the warehouse is via a single electronically operated roller shutter door.

In front of the property there is a large forecourt for loading and parking for circa 14 cars.

- > Virtual Freehold (999 years from March 1999)
- > Gross Internal Area of 728.90 square metres (7,845 square feet)
- > Air conditioned offices
- > Electric roller shutter loading door
- > Forecourt provides for loading capable of taking a 40ft HGV and circa 14 car parking spaces
- > Exceptionally good connectivity to main road networks
- > Junction 25 of the M25 Motorway is circa 2.3 km (1.4 miles) to the west
- > Junction 26 of the M25 Motorway is circa 3.0 km (1.9 miles) to the east

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Reception/Offices	213.53	2,298	
Ground Floor Warehouse	170.64	1,836	
Warehouse Mezzanine	148.39	1,597	
First Floor Offices	196.34	2,113	



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Property Location

The IO Centre is located on the most 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 £58000.00

Estimated Rates Payable £28594 per annum

Service Charge p.a. There is a service charge relating to the upkeep of the estate, communal areas, landscaping, drainage, road maintenance, utilities, public liability insurance etc. Details are available to download.

Terms Virtual Freehold (999 long leasehold from 25th March 1999) for sale with vacant possession

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: <http://www.gilmartinley.co.uk/properties/26575>
999 Year Lease from 25th March 1999
Floor Plan
Service/Estate Charge Details
Energy Performance Certificate

Last Updated: 29 Oct 2018

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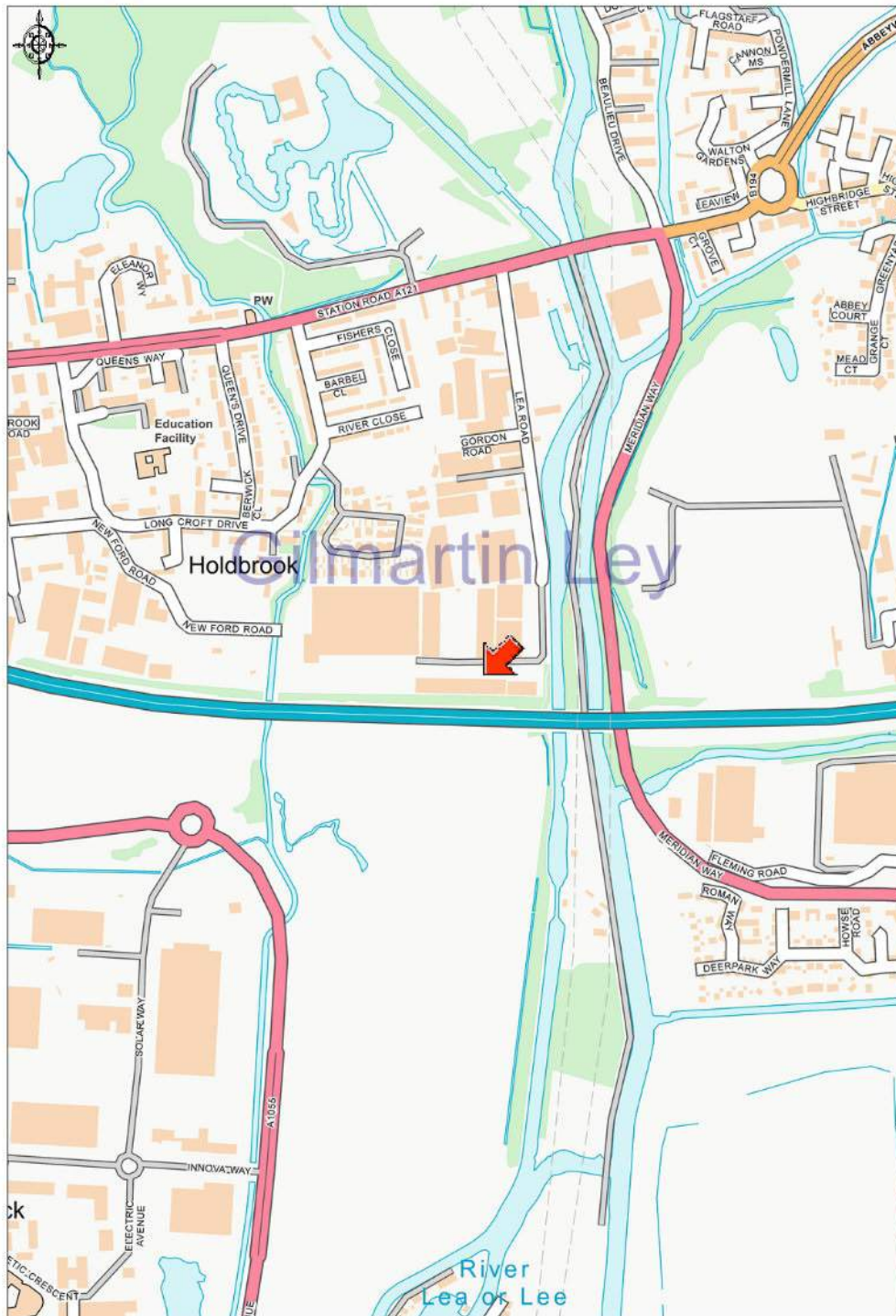


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Our ref: 26575

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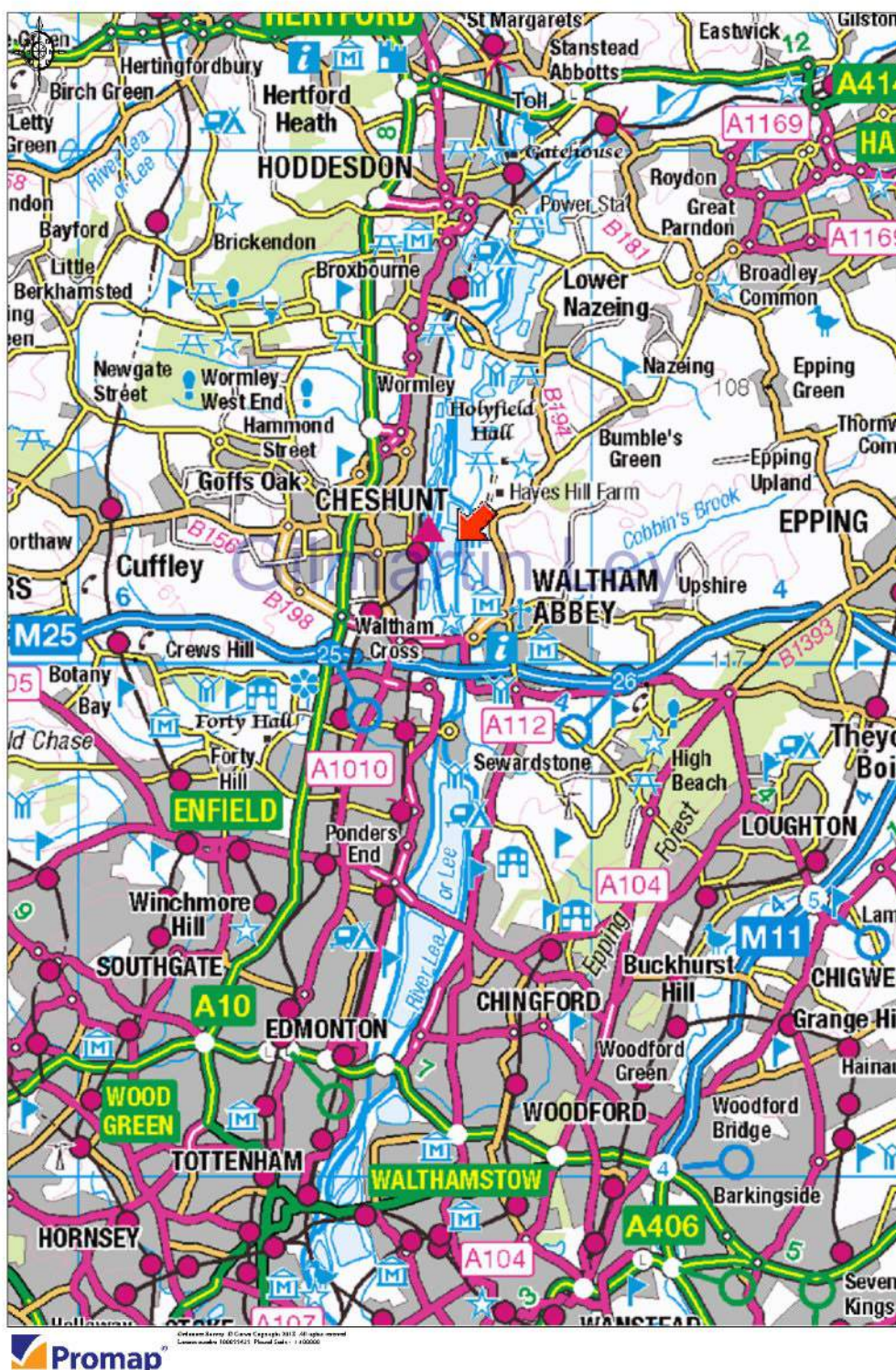
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