



Waltham Connect (Unit D)

Cartersfield Road, Waltham Abbey, EN9 1JD

**High specification
Industrial/warehouse trade
unit with fenced and gated
yard**

10,151 sq ft
(943.06 sq m)

- BREEAM 'Very Good' EPC A+
- 8.85m clear internal height
- Fenced and gated yard with 17 car parking spaces
- 2 EV charging points
- 2 level access loading doors

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Summary

Available Size	10,151 sq ft
Business Rates	Estimate on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground floor	9,085	844.02
1st - Floor office	1,066	99.03
Total	10,151	943.05

Description

The property comprises a detached new high specification industrial/warehouse/trade counter unit benefiting from its own fenced and gated yard. The unit is of steel frame construction under a pitched steel-clad roof incorporating translucent roof lights.

At ground level there is single office, W.C and shower room the rest of the space providing a clear span storage/production area with excellent eaves height. At first floor level there are fitted open plan offices, W.C's and tea-point. The unit benefits from two surface level loading doors.

Externally there is a generous tarmac surfaced yard which is fenced and gated, providing excellent loading/unloading and parking provisions.

Location

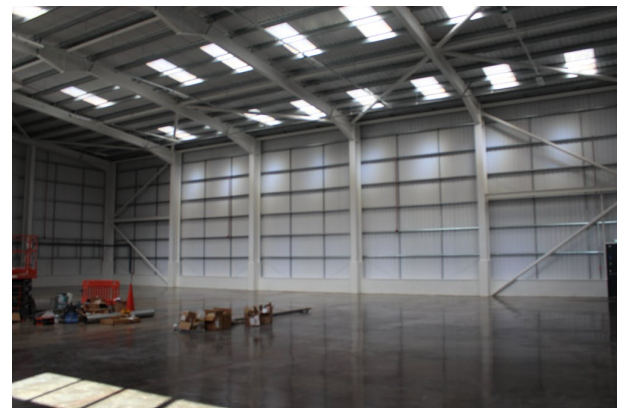
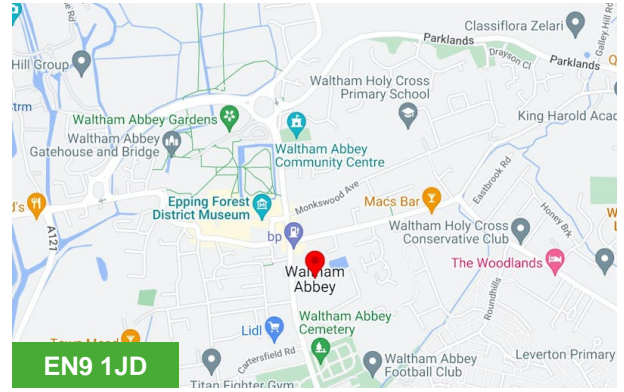
The scheme is located in Waltham Abbey, Essex, within easy access of an extensive transport network.

The M25, J26 is approximately 2 miles from the site, whilst the A10 is approximately 3 miles away.

Waltham Cross over ground station can also be reached in less than 3 miles, providing quick and regular trains into London Liverpool Street in 27 minutes, and to Stratford in 21 minutes. The scheme also benefits from bus routes via Sewardstone Road, enabling access to Walthamstow, Chingford and Harlow.

Terms

The property is available to let on a new fully repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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