

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

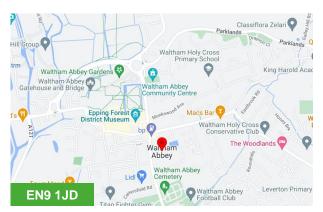
The scheme is located in Waltham Abbey, Essex, within easy access of an extensive transport network.

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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