



TO LET

Bowman House, Lea Road, Waltham Abbey, EN9

10,642sq ft/ 989 sq m

Fully refurbished Detached Warehouse



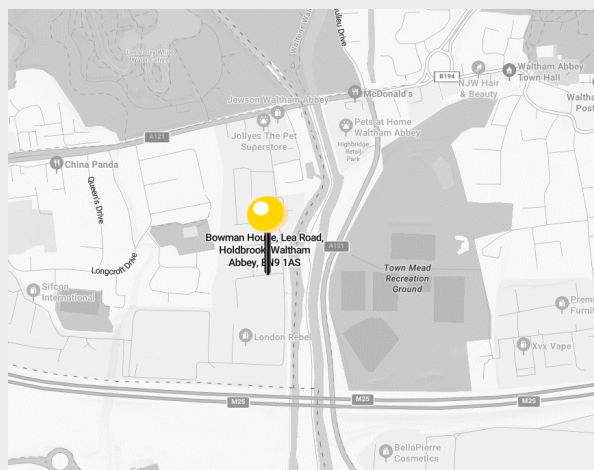
Description

A newly refurbished detached warehouse of steel frame construction under a pitched and trussed roof incorporating translucent light panels. The front office and showroom parts have been completely upgraded to include new UPVC windows and external doors, LED lighting, brand new WC and shower facilities, and brand new gas fired central heating system. The warehouse benefits from 2 x roller shutter loading doors, 3 phase power, and parking for approx. 15 vehicles.

- 5.5m eaves rising to 8.3m at apex
- Gas Central Heating
- Brand new kitchen, WCs and shower
- New UPVC window units to front elevation
- Three phase power
- 15 Parking spaces

Location

Bowman House is situated on the western side of Lea Road, at the junction with Gordon Road. Lea Road junctions with the A121 Station Road a short distance to the north, from where there is good access out to junctions 25 and 26 of the M25 via Waltham Cross and Waltham Abbey. Waltham Cross railway station, with links into London Liverpool Street, is within less than 1 mile away.



VAT	Not Applicable
EPC	D96
Rateable Value	£82,500
Price/ Rent	Upon Application

Contacts

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	Sq ft	Sq m
Ground Floor	7,529	699
First Floor Office	1,373	128
Mezzanine	1,740	162
Total	10,642	989