

TO LET



Yard 1, 46 Lea Road, Waltham Abbey, EN9 1AJ

3,333 SqFt (309.60 SqM)

£16,250 Per Annum Exclusive

**Open Storage
Yard/Parking**

- Secure fenced site
- Potential for separate access and further secured fencing
- M25 Junctions 25 and 26 approximately 2.5 miles distance
- Electricity, water and sewage connections available

Location

The premises are situated on the west side of Lea Road (off Station Road A121) in this established industrial area. The location is approximately a mile west of Waltham Abbey Town Centre and just north of the M25 Junction 25 and Junction 26 each approximately 2.5 miles distance.

Description

A secure fenced plot suitable for open storage/parking
Note: there are electricity, water and sewage connections to this plot, the occupiers will need to arrange reconnections if required.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £16,250 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – To be assessed.

Interested parties are advised to contact the relevant Local Authority.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Yard Plot 1	309.60	3,333

Areas quoted are approximate and should not be held as 100% accurate.

EPC

TBA

Viewings

For viewings and further information please contact:

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