

# FREEHOLD FOR SALE

## INDUSTRIAL/WAREHOUSE

Approx. 18,068 sq ft (1,678.55 sq m)



## Markays House Gordon Road Waltham Abbey EN9 1AF

- Max eaves height 6m (19ft 8ins) - Height under mezzanine 2.67m (8ft 9ins)
- 6x Roller shutters
- 3 Phase power
- Secure yard & parking

See important notice overleaf

# 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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## Description

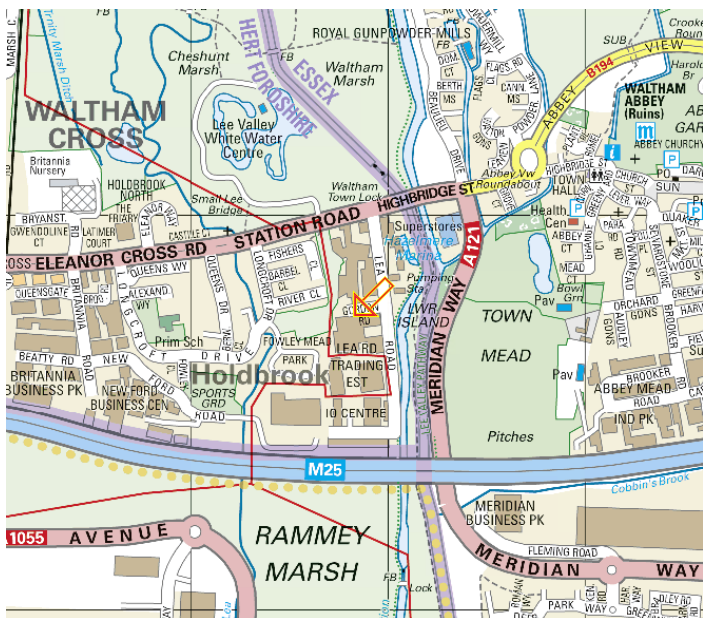
A single storey end of terrace industrial/warehouse unit of brick construction under a pitched steel roof with translucent panels, served by 6x roller shutters via a secure yard and parking area.

There are two mezzanine areas which are available if required.

## Location

Located in the well-established Lea Road industrial area close to its junction with Station Road being a short distance to both junction 25 and 26 of the M25. The M11 is circa 8 miles distant and the A1(M) 10 miles distant and the M1 17 miles.

Waltham Cross over ground station has regular services into London Liverpool Street, circa 30 minutes travel time.



## Energy Performance Certificate (EPC)

Rating: B49

The full EPC and recommendation report can be viewed and downloaded from our website.

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Contact



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## Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground Floor	7,602	706.26
Industrial/Warehouse		
First Floor Offices	1,986	184.50
First Mezzanine	5,203	483.36
Second Mezzanine	3,277	304.43
<b>Total</b>	<b>18,068</b>	<b>1,678.55</b>

## Terms

Freehold with vacant possession. Offers invited in the region of £2M.

Alternatively to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £120,000 per annum exclusive.

## Business Rates

Rateable value 2019/2020 £51,500

Rates payable £25,956

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through Bowyer Bryce.

Property Ref: 003633

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