

FOR SALE FREEHOLD OR TO LET

Modern Warehouse with SideYard Area
Approx. 796.44 sq m (8,573 sq ft)



Unit 5

46 Lea Road, Waltham Abbey, EN9 1AJ

- Clear span warehouse
- Eaves Height 6.72 m (22 ft)
- Modern steel roof
- Additional mezzanine 1,163 sq ft approx available if required
- 3 phase power and gas supply
- Note: A further parking/yard area of some 267.58 sq m (2,880 sq ft) is available by way of a separate lease agreement if required.
- Parking at rear and small gated side yard

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

bowyerbryce.co.uk



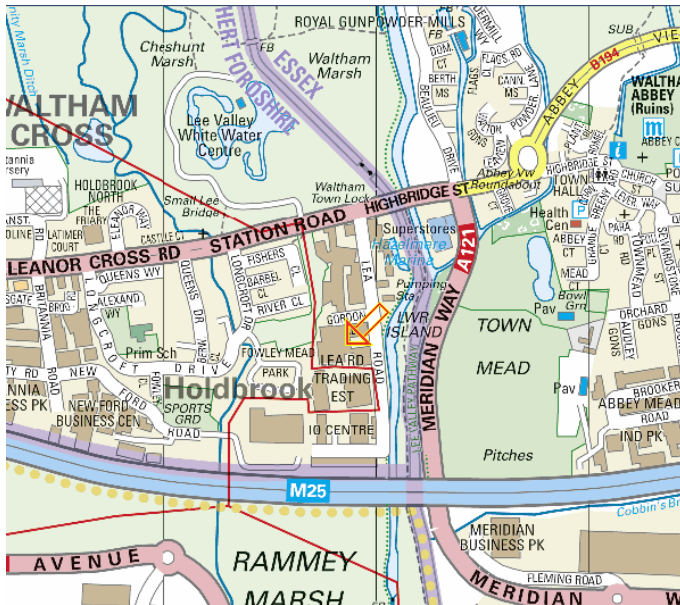
The mark of
property professionalism worldwide

Description

The premises comprise a single storey steel framed modern warehouse unit with offices over 2 floors. There is a small car part at the rear and a small gated yard for loading. The building forms part of a larger site and there is additional yard area/car parking/lorry parking of some 2,880 sq ft available if required.

Location

The premises are situated on the west side of Lea Road (off Station Road A12) 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 2½ miles distance.



Energy Performance Certificate (EPC)

Rating: C 68

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

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	(Sq m)	Sq ft
Ground floor Industrial/Warehouse (Including offices up to 1,279 sq ft)	677.64	7,294
First floor offices	118.80	1,279
Total Gross Internal Area	796.44	8,573

Note: There is a mezzanine of some 1,163 sq ft available if required.

Terms

The property is available on a new full repairing and insuring lease on flexible terms.

Price/Rent

Upon Application.

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2020/2021 TBA
Rates payable TBA

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.

Contact



Ian Harding

M: 07956 374326

D: 020 8370 2536

E: ian.harding@bowyerbryce.co.uk

North London/North M25 Office 96 Silver Street Enfield EN1 3TW

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property. (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations. (v) All rents and prices quoted are exclusive of VAT (if chargeable).

Bowyer Bryce (Surveyors) Ltd Registered office 96 Silver Street Enfield EN1 3TW Registered in England No 1456714