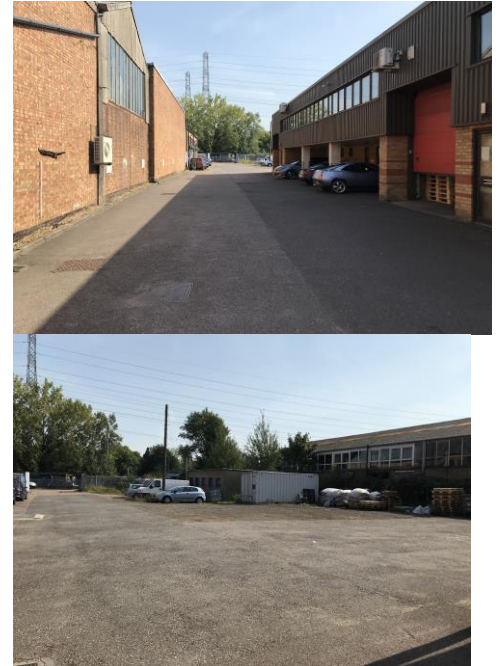


# FREEHOLD FOR SALE

## Industrial Investment Part Vacant/Part Let



## 46 Lea Road Waltham Abbey EN9 1AJ

- Preliminary details**
- Freehold price on application
- Site Area circa. 0.98 Acres
- Unit 2 Industrial/Warehouse c.1, 000 sq ft (to be verified) Let on new 3 year lease outside Landlord & Tenant Act. Rent £10,200 pax
- Unit 3 & 4 Industrial/Warehouse 8,646 sq ft/ 803.21 sq m ( to be verified) let on new 5 year lease outside the Landlord & Tenant Act Rent £64,000 pax
- Unit 5 Rear Warehouse approx. 8,573 sq ft (796.44 sq m) Vacant
- Suitable for owner occupier/investment/development

Contact: Ian Harding  
Direct dial: 020 8370 2536  
Email: [ian.harding@bowyerbryce.co.uk](mailto:ian.harding@bowyerbryce.co.uk)

Ref: Prop ref 008416

[See important notice overleaf](#)

# 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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