

**UNIT 2, STATION APPROACH,
WINDMILL LANE, CHESHUNT, EN8 9AX**



**ECONOMICAL WAREHOUSE
SPACE**

**16,309 SQ FT
+ MEZZANINE**

TO LET

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LOCATION:

The premises are located adjacent to the Cheshunt main line rail station into London Liverpool Street. This fronts Windmill Lane which connects with Cheshunt Pond (Town Centre) at the junction of the B176 Turners Hill and A121 College Road less than 800 yards to the west. From here there are virtual immediate A10 connections and subsequent junction 25, M25, connections a further 1 mile to the south.

Cheshunt Town Centre offers a full range of retail, leisure and restaurant facilities, whilst the major Brookfield Retail destination hosts Tesco, Marks & Spencer, Five Guys, Sports Direct, New Look, Next, Pure Gym and others.

DESCRIPTION:

Unit 2 is of twin span concrete portal frame construction with majority brick/block work to the elevations to include high level cladding under a pitched insulated roof incorporating light panels.

Warehouse	-	14,544 sq ft
Offices	-	1,765 sq ft
Mezzanine	-	1,315 sq ft
Total	-	17,624 sq ft

All dimensions and floor areas are approximate.

- * Canopied roller shutter loading
- * Three phase power and gas
- * LED lighting
- * Warehouse dispatch office
- * 20' eaves (18' 6" to underside of beam)
- * Emergency lighting
- * Roof vents
- * Warm air heating to warehouse
- * Canteen and restaurant facilities to warehouse areas
- * Separate two storey self contained office building
- * 20 allocated parking spaces

The office areas are divided to provide two principle open plan rooms plus additional boardroom, separate male and female toilet facilities and kitchen. The whole is carpeted with perimeter trunking, air conditioning, fire alarm and security entry system.



TERMS:	To let on a new lease.
RENTAL:	A low economical rent of just £10.00 per sq ft equivalent.
VAT:	Not applicable.
RATEABLE VALUE:	We are advised upon a rateable value of £104,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
EPC:	To follow.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz .

C3680-2



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