

WALTHAM CONNECT, CARTERSFIELD ROAD

WALTHAM ABBEY EN9 1JD



A development of 4 high specification industrial/trade units located within minutes of J26, M25.

INDUSTRIAL

TO LET

5,877 TO 22,103 SQ FT

(545.99 TO 2,053.44 SQ M)

- BREEAM 'Very Good' & EPC A+
- 8.85m clear internal height
- 10+ car parking spaces per unit*
- 2 EV charging points per unit with provision for more*
- Level access loading door
- Secure By Design commercial
- *See description for full details

DESCRIPTION

Introducing Waltham Connect, a brand new, high specification, commercial development located within 2 miles of Junction 26 of the M25 and 3 miles of the A10. The scheme offers a selection of 4, grade A warehouse units, suitable for light industrial, B2 & B8 use.

Each unit comprises a shell and core envelope, with stair core access to a mezzanine level. Further features include:

- 8.85m eaves height clearance
- 5m electrically operated, insulated sectional shutter doors
- Designated parking as follows; Unit A – 13 spaces. Unit B – 11 spaces. Unit C – 13 spaces. Unit D – 17 spaces.

The units have been efficiently designed to include an enclosed reception and waiting area to the ground floor plus a separate office space and disabled toilet. The raised mezzanine level offers the option of further office accommodation together with staff welfare facilities including a kitchen and designated male and female toilets.

Security measures include perimeter CCTV coverage, intruder alarm and fire alarm protection.

The development also offers a range of sustainability features across each unit, including:

- Photovoltaic roof panels
- EV charging facilities – 2x active & 2 x passive
- The development will achieve BREEAM 'Very Good' and EPC A+ certifications.

LOCATION

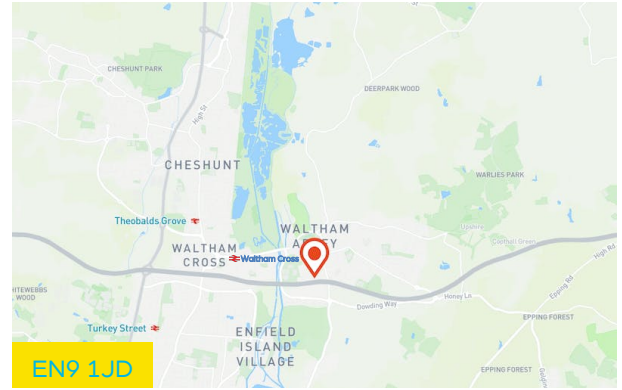
The scheme is located in Waltham Abbey, Essex, within easy access of an extensive transport network. The M25, J26 is approximately 2 miles from the site, while the A10 is approximately 3 miles away. Waltham Cross overground station can also be reached in less than 3 miles, providing quick and regular trains into London. The station provides direct services into Liverpool Street in 27 minutes, and to Stratford in 21 minutes. The scheme also benefits from bus routes via Sewardstone Road, enabling access to Walthamstow, Chingford and Harlow.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit – A	8,078	750.47	Coming Soon
Unit – B	5,877	545.99	Coming Soon
Unit – C	8,148	756.97	Coming Soon
Unit – D	9,887	918.53	Coming Soon

There is the potential to combine units within the terrace A, B & C, to create units of 13,955 to 22,103 sq ft.



VIEWING & FURTHER INFORMATION

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