

UNIT D, WALTHAM CONNECT, CARTERSFIELD ROAD WALTHAM ABBEY EN9 1JD



A high specification new build industrial/trade unit located within minutes of J26, M25.

INDUSTRIAL

TO LET

9,887 SQ FT

(918.53 SQ M)

- PC April 2024
- BREEAM 'Very Good' & EPC A+
- 8.85m Clear Internal Height
- 2x Level Access Loading Doors
- Self Contained Yard
- Secure By Design Commercial
- 17 Car Parking Spaces

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OVERVIEW

Available Size	9,887 sq ft
Rent	Rent on Application
Business Rates	N/A
Service Charge	N/A
EPC Rating	A

DESCRIPTION

Unit D is a brand new, high specification, commercial unit located within 2 miles of Junction 26 of the M25 and 3 miles of the A10. The unit is a part of the wider Waltham Connect scheme, and is one of 4 grade A warehouse units, suitable for light industrial use (B2 & B8).

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

- 8.85m eaves height clearance
- 2x 5m electrically operated, insulated sectional shutter doors
- Designated parking – 17 spaces.

The unit also includes 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 as part of the development 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.

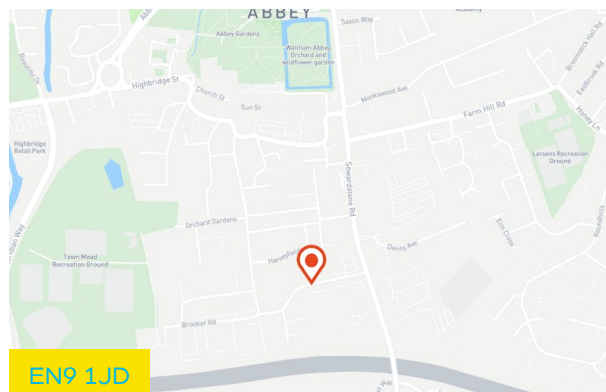
LOCATION

Unit D 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 – D	9,887	918.53	Available
Total	9,887	918.53	



VIEWING & FURTHER INFORMATION

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