

SEMI-DETACHED 2-STOREY OFFICE & STORAGE BUILDING

5,085 SQ FT WITH PARKING FOR 9 CARS

TO LET

s|b|h

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1 Lea Road, Waltham Cross, Herts. EN9 1AS

Location

The property is situated in Lea Road, Waltham Cross close to the junction with Station Road and readily accessible to both Junction 25 and 26 of the M25 motorway. The property is located opposite Jewsons Builders Merchants and within walking distance of Waltham Abbey Town Centre and other local amenities including the Lea Valley Regional Park White Water Centre.

Waltham Cross station is within approximately 1 mile to the west, providing regular services to London Liverpool Street and Stansted Airport.

Description

The accommodation comprises a semi-detached 2-storey building providing ground floor storage with shared loading via a roller shutter door. The first floor is arranged as largely open plan offices with boardroom, private office, staff kitchen and male and female WC's. Externally there is secure parking and loading area, where 9 designated parking spaces will be allocated.



COMMERCIAL PROPERTY SPECIALISTS

Accommodation

Ground Floor:	1,828 sq ft
First Floor:	3,257 sq ft
Total:	5,085 sq ft
Mezzanine Loft Storage:	495 sq ft

Lease

The building is available on a new full repairing and insuring lease for a term by negotiation.

Rent

£58,000 per annum exclusive.

Business Rates

The property has a rateable value for 2023/24 of £56,000.

EPC

An EPC has been commissioned and will be available shortly.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

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sbh Page & Read conditions under which particulars are issued.

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