

TO LET

MULTIPLE INDUSTRIAL UNITS AVAILABLE



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SEDGE GREEN

 **Units Leaside Industrial Park, Waltham Abbey, Essex, EN9 2BF**

Price **£18,600**
Per Annum



Property Type

LIGHT INDUSTRIAL



Size

1,292 FT² EACH



Tenure

LEASEHOLD



Borough

WALTHAM ABBEY



Planning Granted

NO



Existing Use

CLASS B2/B8

Tenanted



NO

Local Train Stations



Nazeing General Store (1 mile)
Nazeing Golf Course (2.4 miles)
Nazeing Valley Health Centre (0.6)

Local Amenities



Broxbourne (1.3 miles)
Rye House (1.5 miles)
Roydon (2 miles)

VAT Applicable



YES

Rateable Value

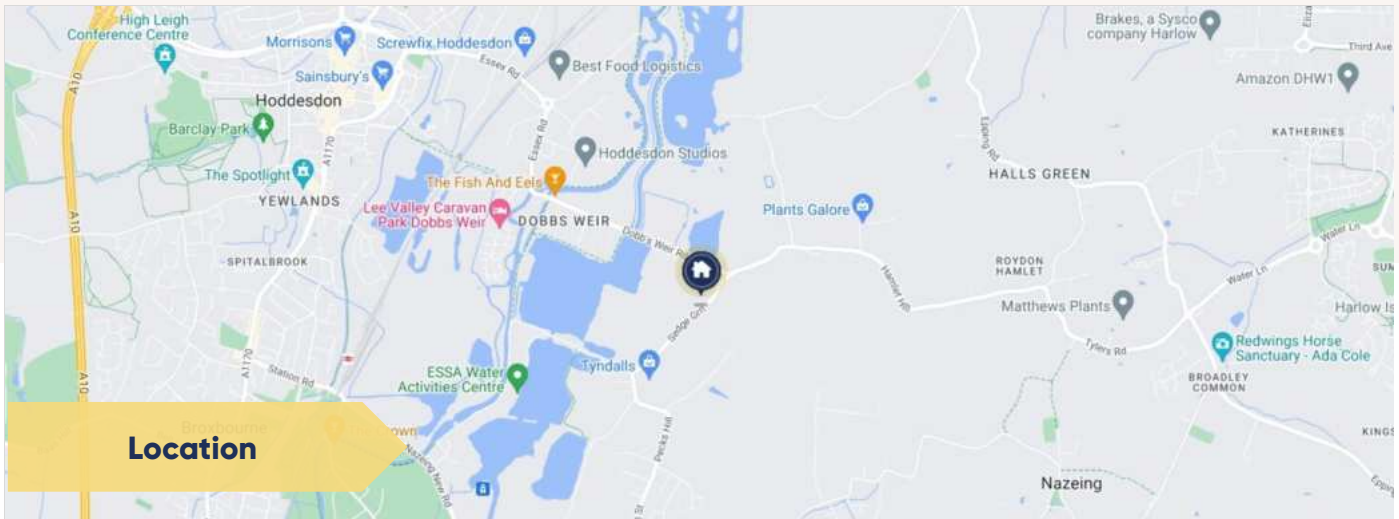


N/A

EPC



C



Additional Information

New build light industrial units located within Leaside Industrial Park in Nazeing, Waltham Abbey - now available To Let. The units are identical, open-plan, self-contained and measures 15 x 8 metres or approx. 1,300 sqft.

The property benefits from: Front door access, roller shutter, WC, three phase power (100 amp), electricity supply, 5.5m eves height, parking for up to 3-4 vehicles, secured gated access and CCTV security.

Terms: Available on a new 5-year lease. 3-year upward only rent review. Service Charge and Buildings Insurance approx. £1000 + VAT pa. No Motor trade.

Leaside industrial park is situated off Sedge Green, offering easy access to major arterial routes including M25, M11, M1, A10 & A406. Nearby towns include: Waltham Abbey, Harlow, Cheshunt and Broxbourne. Broxbourne station is 2.2 miles away, providing direct access to London Liverpool Street, Stratford, Cambridge and Stansted Airport.

SITE PLAN



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