Delamare Road, Waltham Cross, Hertfordshire

£1,250 pcm



Full Description

Only unit 2 Left The properties comprise a workshop/warehouse space on the ground floor each with an office on the mezzanine floor. The units have three allocated parking spaces each to include both front and rear access. Delamare Road is a busy road within Cheshunt. The station is a five minute walk away with connections to London's Liverpool Street station. The A10 is under a mile away allowing for easy access to the M25. The units were built in 2005 and have been maintained to a good standard throughout. The properties benefit from gas central heating with radiators in the offices. Electric roller shutters to the front (3.0m x 3.6m). Strip lighting throughout. The site is surrounded by palisade fencing. The unit includes a security alarm. There is also a fire alarm and emergency lighting positioned throughout. There is a toilet at the rear of each workshop/warehouse. Staircase to the rear for access to the mezzanine office. Double Glazed throughout. **Accommodation** (all sizes approximate) Ground Floor 46.01m2 (495ft2) Mezzanine Office 29.07m2 (312ft2) Gross Internal Area (Including w/c & stairs) 75 m2 (808ft2) Maximum Warehouse Height 7.4m (24'5) Lowest Height 3.07m (10'11) **Terms** The premises are available for rent at £15,000 per annum

exclusive on flexible full repairing and insuring lease terms to be negotiated. **Service Charge** TBC **Anti-Money Laundering checks** All purchasers will be required to provide satisfactory proof of funds and ID checks to satisfy AML legislation. **Planning** The property falls within the London Borough of Broxbourne and can be used for either (B1 (Business) & B2 (General Industrial) & B8 (Storage or distribution). All tenants are to satisfy themselves with regard to the Use Class Order. **Business Rates** Units 1 & 2 have a Rateable Value of £12,500, Unit 6 a rateable value of £10,250. All purchasers should check with the local authority to confirm the business rate liability. **VAT** VAT is applicable. **EPC** All units have a C rating.

Features

- Good transport links
- Allocated parking for 3x cards
- Electric roller shutters
- Secure site

Contact Us

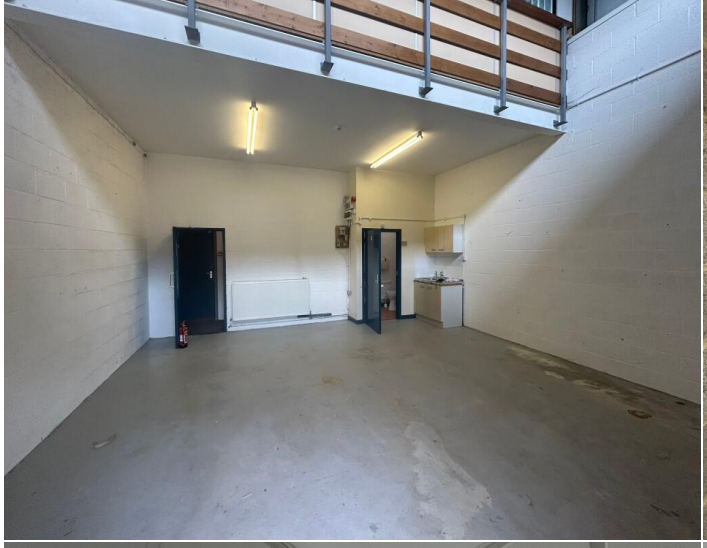
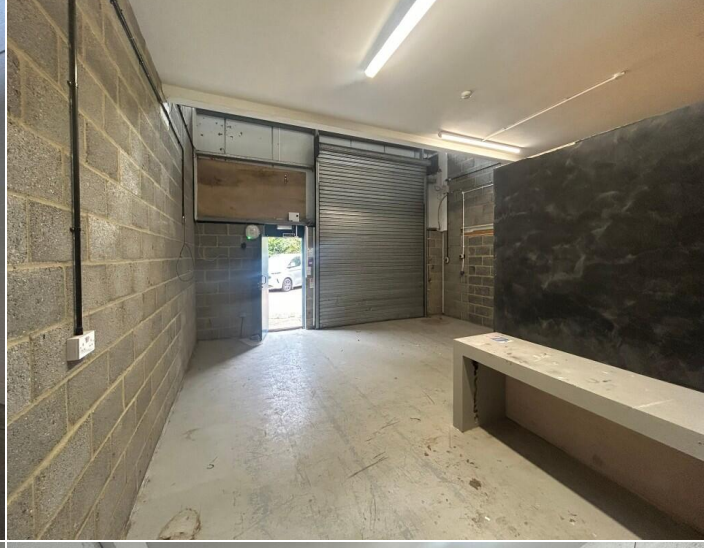
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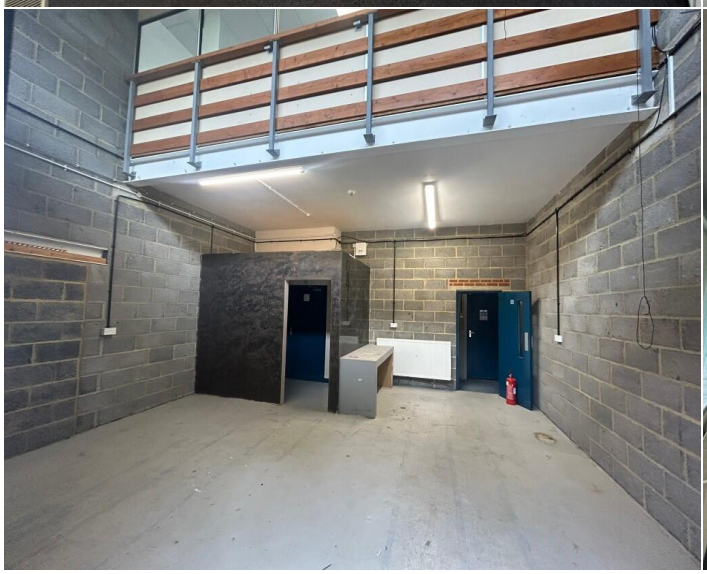
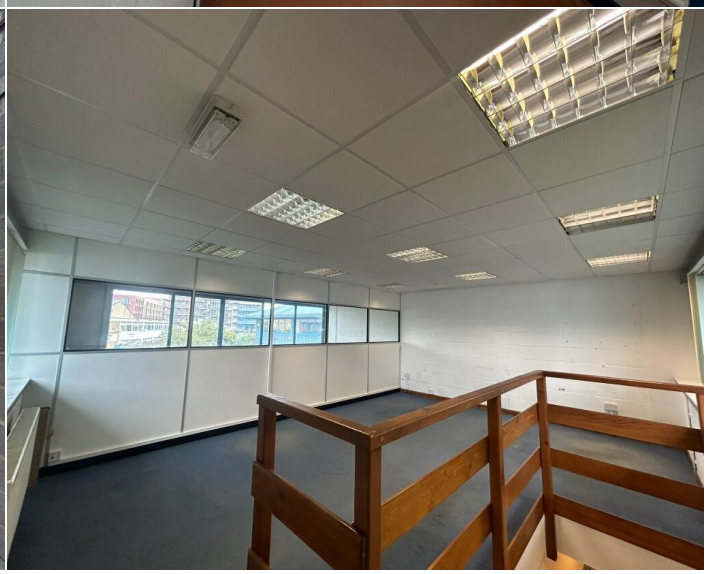










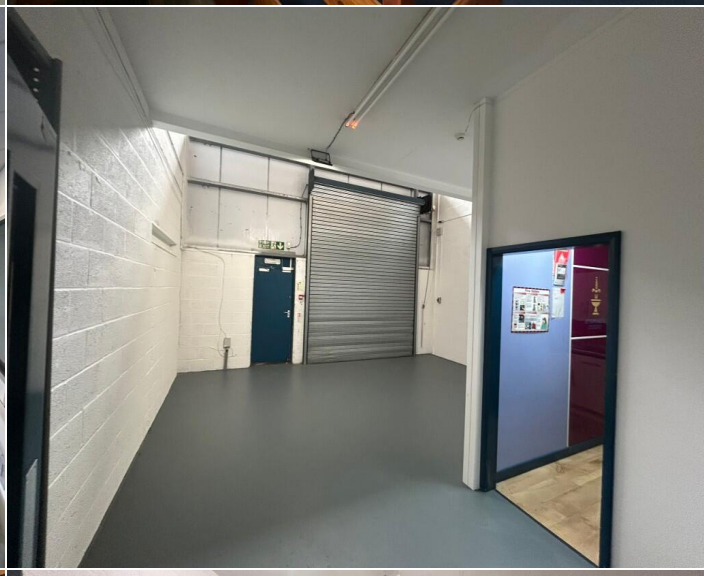
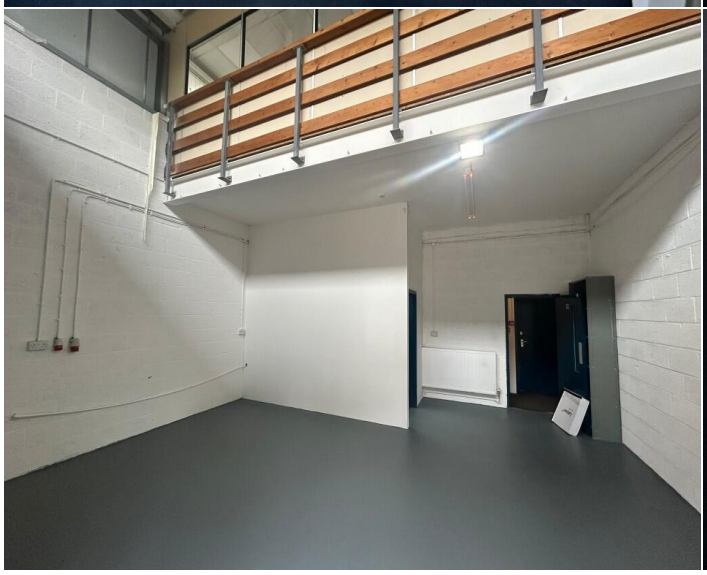
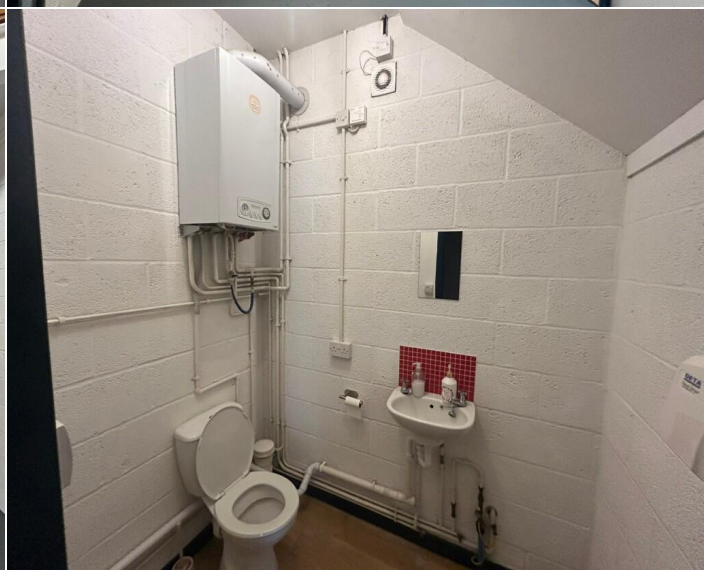









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