Derrick Wade Waters



6 Delamare Road, Cheshunt, Waltham Cross, EN8 9SU

Industrial/Logistics To Let | £12,800 per annum | 1,847 sq ft

Industrial/warehouse unit to let

www.dww.co.uk

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Summary

- Rent: £12,800 per annum
- Service charge: £640 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings

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Key Points

- Suitable for motor trade
- Close proximity to station
- Individual W/C
- Min eaves of 2.7m rising to 3.4m at the ridge
- Main Door = 2.8m wide x 2.2m high

Description

The property comprises a single storey industrial unit with an area at the side which has been enclosed to form a store. In addition to the rear there is a further workshop and store area with a small area of hard standing.

Location

The unit is situated within a terrace of similar units just off Delamare Road, immediately behind Ryfield Engineering. Delamare Road is one of the main industrial estates in Cheshunt and can be accessed via Cadmore Lane or Windmill Lane.

The Property is within walking distance of Cheshunt Station which provides a direct route into London (Liverpool Street Station) and Cambridge.

Delamare Road also benefits from an excellent position in relation to major routes, being within two miles of the A10 which thereafter accesses the M25 and A414.

Accommodation

Description	sq ft	sq m
Unit	1,060	98.48
Covered storage	561	52.12
Rear workshop and store	226	21
Total	**1,847**	**171.60**

Terms

The unit is available on a new FRI lease, terms to be agreed.

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