

RARE FREEHOLD UNIT / SITE - 0.84 acres

New Ford Business Centre, New Ford Road, Waltham Cross, EN8 7PG



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LANDMARK INFORMATION Plotted Scale - 1:750. Paper Size – A4

Key Highlights

- Total Site Area of 0.84 acres (0.34 hectares). Title no. HD276311.
- Excellent Transport Connectivity, with proximity to A121 and the M25 (J25)
- 10,165 sq ft warehouse/ office facilities
- Fenced and secure yard area, 360 circulation.
- Waltham Cross over ground station within walking distance
- Available with full vacant possession.



Location

The subject site is situated on New Ford Road in Waltham Cross, approximately 12.7 miles (20.4 km) to the North of Central London.

The site benefits from good transport connectivity. It fronts New Ford Road, with J25 of the M25 (2 miles) in close proximity which provides access to central London and beyond.

The site can also be well accessed by rail, with Waltham Cross overground station in walking distance (1.1 miles). This provides regular services service to London Liverpool Street (25-30 mins), Hertford (35 mins) and Cambridge (55 mins).



Travel Distances

LOCATION	MILES
Waltham Cross Station	1.1 miles
(J25) M25	2.0 miles
(J26) M25	3.1 miles
(J23)- A1 M25	10.8 miles
Central London	12.7 miles

Description

The site comprises 0.84 acres with a well maintained 10,165 sq. ft warehouse / office facility. Available with vacant possession, this property will be of interest to investors and owner-occupiers.

Warehouse/ office



Total built floor area (GEA) **10,165 sq ft**



Tenure

The property is available on a freehold basis, subject to contract. Terms and further information are available upon request.

Offers

Unconditional offers for the freehold interest are to be submitted by informal tender by a date to be confirmed.

EPC

The small ancillary office has an EPC D(80) with rating valid until 24th April 2035.

VAT

Please note that the site is VAT elected

Viewings

Viewings can be arranged via sole agents Savills.

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