



**4 Abbey Point, Cartersfield Road, Waltham Abbey, EN91FE**

Industrial/Logistics To Let | £33,800 per annum | 1,863 sq ft

Industrial/warehouse unit

# 4 Abbey Point, Cartersfield Road, Waltham Abbey, EN91FE

## Summary

- Rent: £33,800 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £39,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial years.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C

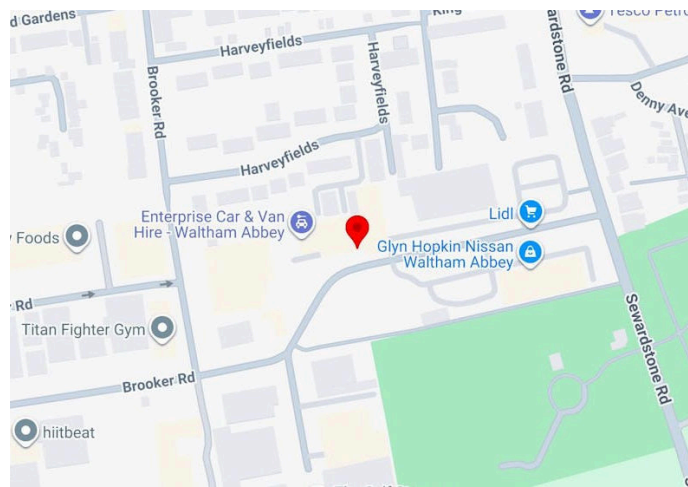
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Electric roller shutter (5m x 3.6m)
- Two w/cs and kitchen facilities
- A/C and heating
- Eaves height of 6.77m rising to 7.44m
- 5 car parking spaces

## Description

The property comprises a mid-terrace modern steel portal frame unit built in 2010. The unit is in a scheme of 5 units adjacent to Lidl and opposite Glyn Hopkins Nissan. The unit may be used as a warehouse or a trade counter, but would also be suitable for light industrial purposes. There is a ground floor office/trade counter area, also suitable for an office. A forecourt provides 5 car parking spaces and loading/unloading areas.

## Location

Waltham Abbey is a market town situated off Junction 26 and close to Junction 25 of the M25. The A406 (North Circular Road) is also readily accessible, being approximately six miles to the south providing an established link into Central London which is approximately 14 miles away.

The town centre is within easy walking distance and offers a range of retail outlets and eateries.

## Accommodation

Description	sq ft	sq m
Ground	1,863	173.08
Loading Bay	150	13.94

## Terms

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

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