/INDURENT

Industrial

UNIT 2 | ABBEYMEAD INDUSTRIAL PARK

Booker Road, Waltham Abbey, EN9 1HU



UNIT 2 | 3,832 SQ FT

Industrial unit with office space

Unit 2 offers 3,832 sq ft of modern light industrial space. The unit features steel portal frame construction, brick cavity walls, a steel-clad roof. It includes a roller shutter door, WC facilities, and a first-floor office.
Situated within a well-connected industrial hub, the estate is just 1.9 miles from Junction 26 of the M25 and 3 miles from the A10. The estate benefits from proximity to major distribution centres and sits within the UK Innovation Corridor, offering excellent access to London and Cambridge.

Lease Type	New



Unit Summary

- Roller Shutter Door
- Flexible Space
- Premier Industrial Location
- 24 Hour Access
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£57,500.00	£15.01
Rates	£19,485.95	£5.09
Service Charge	£4,798.26	£1.25
Insurance	£646.83	£0.17
Total Cost	£84,223.82	£21.98

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P0800127

+44(0) 808 169 7554

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Location

Located in Waltham Abbey, Abbeymead Industrial Park sits just 2 miles from Junction 26 of the M25 and 3 miles from the A10, placing it within Greater London's strategic logistics corridor. The estate benefits from proximity to major distribution hubs and excellent access to Central London and the wider South East.

Road
M25: 2 miles

Airport
London Stansted Airport: 24 miles

Rail
Waltham Cross Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (67)

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Key Contact



Alex Winter
Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."

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