

UNIT 3 3,132 SQ FT

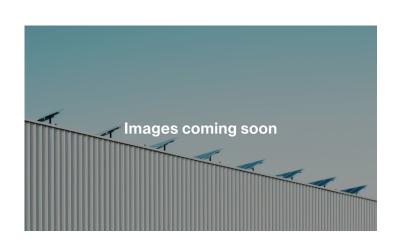
Unit 3 offers 3,132 sq ft of modern light industrial space within a secure, gated estate.

Unit 3 offers 3,132 sq ft of modern light industrial space within a secure, gated estate. The unit features steel portal frame construction, brick cavity walls, and a steel-clad roof. It includes up-and-over loading doors (3m wide by 3.5m high), ground and first floor WC facilities, and a first-floor office with suspended ceiling and Cat II lighting. The minimum eaves height is 5.5m, rising to 7m at the apex.

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



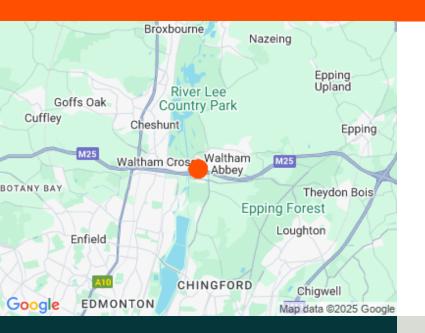


- Office Accommodation
- Close to Transport
- Secure vard
- Steel Portal Frame
- **WC Facilities**

	Per Annum	Per Sq Ft
Rent	£52,455.00	£16.75
Rates	£15,094.75	£4.82
Service Charge	£3,811.50	£1.22
Insurance	£447.29	£0.14
Total Cost	£73,384.08	£23.43



UNIT 3 | ABBEYMEAD INDUSTRIAL PARK



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 (63)	



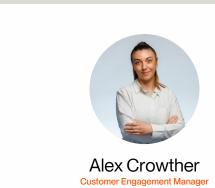
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Key Contact



"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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