



TO LET

Detached 2-Storey Warehouse with Offices

From 8,280 sq ft to 39,667 sq ft

**Ingersoll House, Delamare Road, Cheshunt,
Herts. EN8 9SH**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The property is situated in Delamare Road just north of the junction with Mill Lane and is therefore readily accessible to Cheshunt Town Centre, and thereby the A10 Great Cambridge Road which provides access to junction 25 of the M25, approximately 2 miles south.

Cheshunt mainline station provides regular services to London Liverpool Street via Tottenham Hale (Victoria Line) and is within easy walking distance of the property.

Description

The building is a detached 2-storey building of concrete frame construction and is arranged as production storage and office space over 2 floors, with male and female WC's at ground and first floor levels. There is loading access at ground floor and a vehicular ramp provides access to the first floor. There is forecourt parking and loading access down both sides of the building with additional parking to the rear.

The building has all mains services connected including 3 phase electricity and gas.

Accommodation

The building has the following approximately gross internal floor areas

G/Floor Offices:	2,130 sq ft
1st Floor:	2,130 sq ft
G/F Ind Warehouse	17,892 sq ft
1st Floor Ind Warehouse	17,535 sq ft
Total	39,667 sq ft

The building is available as a whole or on a floor by floor basis and consideration will be given to letting of part floors from 8,287 sq ft.

Lease

The building is available on a new effective full repairing and insuring lease for a term by negotiation.

Rent

£5 per sq ft per annum exclusive.

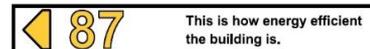
Business Rates

The building has a rateable value of £96,000.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate



Viewing/Further Information

Strictly by appointment through sole agents:



Cliff Bonnett

020 8342 2700

cliff@sbhpageread.co.uk

Or

Ben Pater

020 8342 2700

ben@sbhpageread.co.uk



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