

FLEXIBLE BUSINESS SPACE

**BUSINESS
SPACE
AGENCY** 

TO LET



THE FIELD STATION, GUNPOWDER PARK SEWARDSTONE ROAD, WALTHAM ABBEY EN9 3GP

**1,590 SQ FT (147 SQ M) VERSATILE
RETAIL PREMISES IN PARKLAND
LOCATION**

- **EXCELLENT CAR PARKING**
- **UNDERFLOOR HEATING**
- **FITTED KITCHEN & WC'S**
- **SLIDING GLAZED DOORS TO GUNPOWDER PARK**
- **STORE ROOM**

LOCATION

The premises are located at the entrance to Gunpowder Park on the west side of Sewardstone Road (A112) just south of its junction with the A121 and a short distance south of Waltham Abbey town centre. Junction 26 of the M25 is within a 5 minute drive.

Gunpowder Park provides a biodiverse landscaped wildlife and recreation facility hosting regular cycling, running, arts and family events throughout the year.

DESCRIPTION

The premises comprise a contemporary style single storey studio/office building arranged to provide a general open area, storage area, private office and staff facilities. With a fully glazed aspect to Gunpowder Park and security shutters to all windows and doors, the premises provide a unique business environment for a variety of retail related occupiers.

FLEXIBLE BUSINESS SPACE



THE FIELD STATION, GUNPOWDER PARK, SEWARDSTONE ROAD, WALTHAM ABBEY EN9 3GP

ACCOMMODATION

The following floor area is provided on a gross internal basis:

FLOOR	SQ FT	SQ M
Ground Floor Retail office & storage	1,590	147
TOTAL	1,590	147

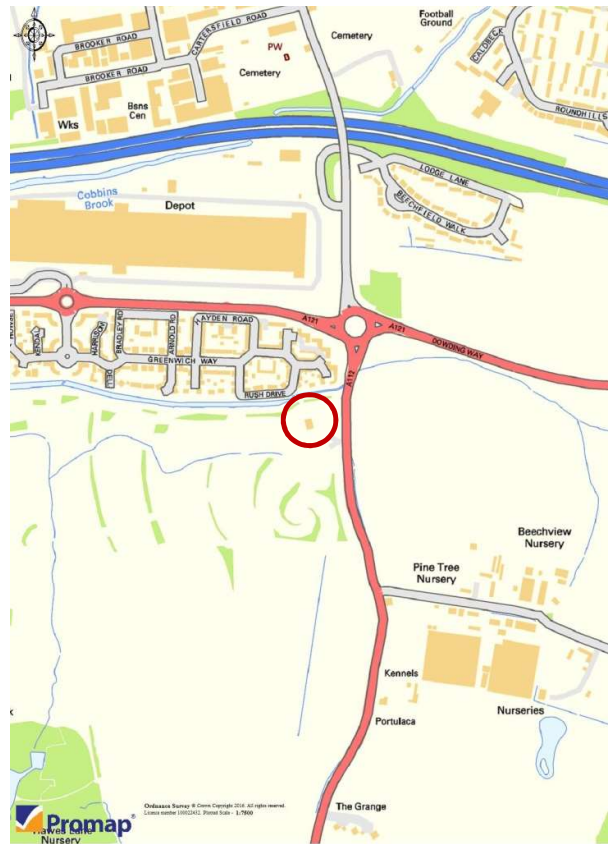
Headroom: 2.6m rising to 4.15m

TERMS

The premises are offered to let on a new lease for a term of years not exceeding 7 years on a full repairing and insuring basis at a rent of £21,500 per annum exclusive.

RATEABLE VALUE

The rateable value is to be assessed.



ENERGY PERFORMANCE CERTIFICATE

EPC reference no: 0580-3037-0017-0900-7521

B - 48

CONTACT

For further details on these and many other available properties please contact:



Ivan Scott
020 3141 3606
i.scott@glenny.co.uk



Peter Ley
020 3141 3601
p.ley@glenny.co.uk

NORTH LONDON & HERTFORDSIRE 020 8367 2334
1 Crossfield Chambers, Gladbeck Way
Enfield, Middlesex, EN2 7HR

May 2019

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved.

Licence number 100020449.



ARCHITECTURE



ASSET & PROPERTY
MANAGEMENT



BUILDING
CONSULTANCY



BUSINESS
SPACE AGENCY



INVESTMENT



PROFESSIONAL
SERVICES



RESIDENTIAL
DEVELOPMENT



REGENERATION &
INFRASTRUCTURE



RESEARCH