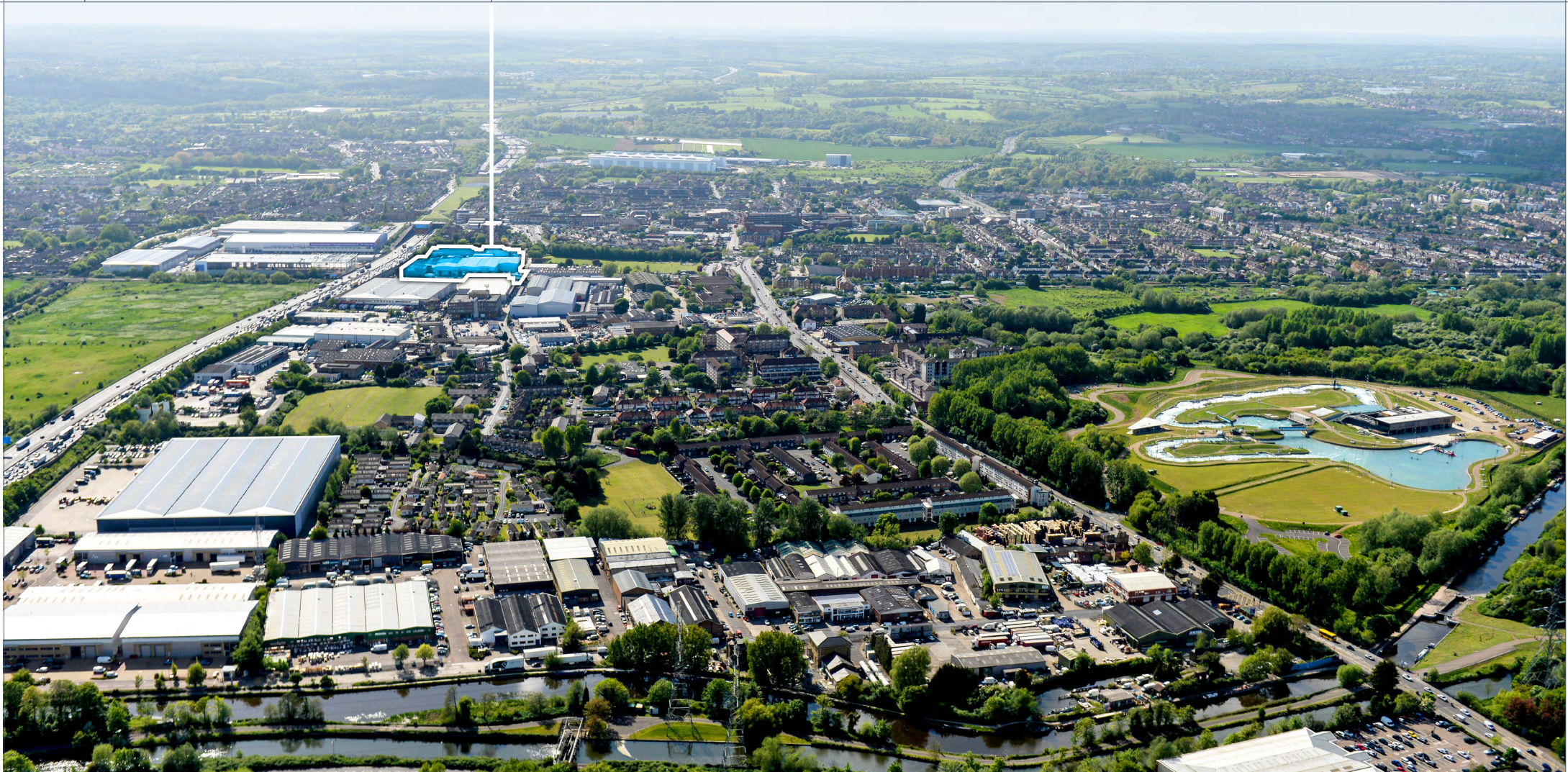


FOR SALE

Industrial/distribution facility (with redevelopment potential)



STATION APPROACH | WALTHAM CROSS | HERTFORDSHIRE | EN8 7LY





LOCATION

Waltham Cross is a small market town in South East Hertfordshire located adjacent to the M25 London Orbital Motorway, approximately 12 miles north of Central London.

The subject property is situated on Station Approach, an established commercial area forming part of the Munro Industrial Estate.

COMMUNICATIONS

The property lies immediately adjacent to Waltham Cross railway station which provides fast and regular services into London Liverpool Street station in 27 minutes.

Via the road network, the property benefits from its close proximity to M25 (J25), the A10 and M11 which offers a fast connection to the wider UK motorway network.

Location & Communications

INDUSTRIAL/DISTRIBUTION FACILITY

STATION APPROACH | WALTHAM CROSS | HERTFORDSHIRE | EN8 7LY



The property comprises a gated industrial/warehouse complex that dates back to the 1960's with more recent additions constructed during the 1980's. There are 6 defined buildings, all accessed via Station Approach.



MAIN WAREHOUSE

Comprises the integration of a range of buildings:

- > Steel portal frame with brick and block elevations
- > Warehouse accommodation
- > Pitched metal deck roof with translucent light panels
- > Mezzanine
- > 9 dock level loading doors
- > Gas heating/hot air blowers
- > 2 ground level loading doors
- > Fluorescent lighting
- > Reception
- > Cool storage area
- > Offices
- > 6.8m eaves height

Description

INDUSTRIAL/DISTRIBUTION FACILITY

STATION APPROACH | WALTHAM CROSS | HERTFORDSHIRE | EN8 7LY





UNIT 2

Older part of the site but adjoins the Main Warehouse:

- > Steel portal frame with brick and block elevations
- > Pitched metal deck roof with translucent light panels
- > External canopy running the majority of the length of the building
- > Range of loading door: 4.6m width and height
- > Cool storage in part

VA UNIT

Part brick part metal clad elevations:

- > Roller shutter door measuring 3.13m in width and 3.48m in height.
- > 8.75m eaves height
- > Basic offices arranged over 3 storeys
- > Maintenance Warehouse
- > Single Storey with flat roof
- > Brick built construction
- > Storage Warehouse
- > Largely in disrepair

UNIT 12

Smaller warehouse unit:

- > Brick construction
- > Pitched metal deck roof with translucent light panels
- > 2 loading doors 4.14m in height and 4.04m wide
- > Eaves height of 5.83m
- > Basic offices over 2 floors
- > Poor condition

UNIT 18

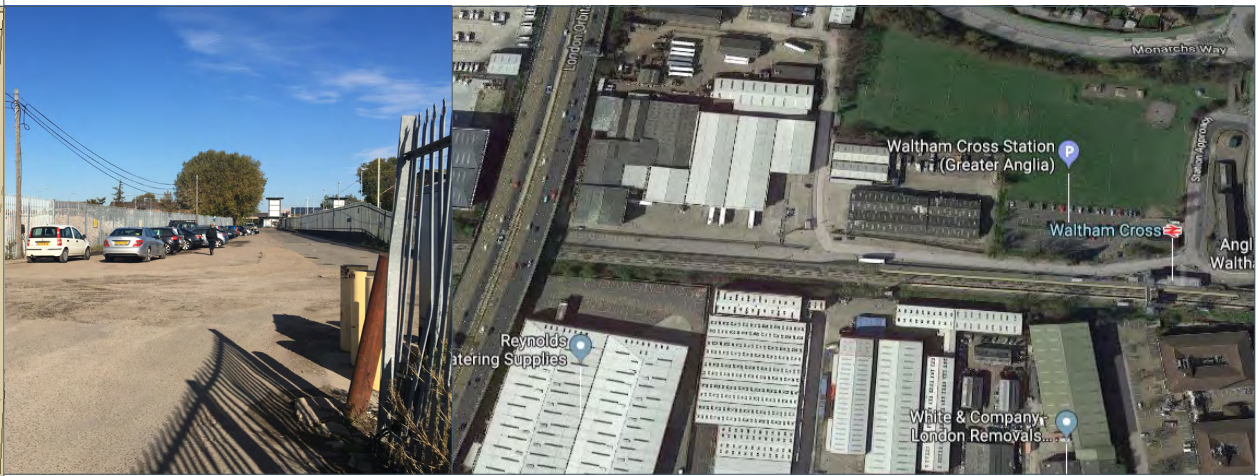
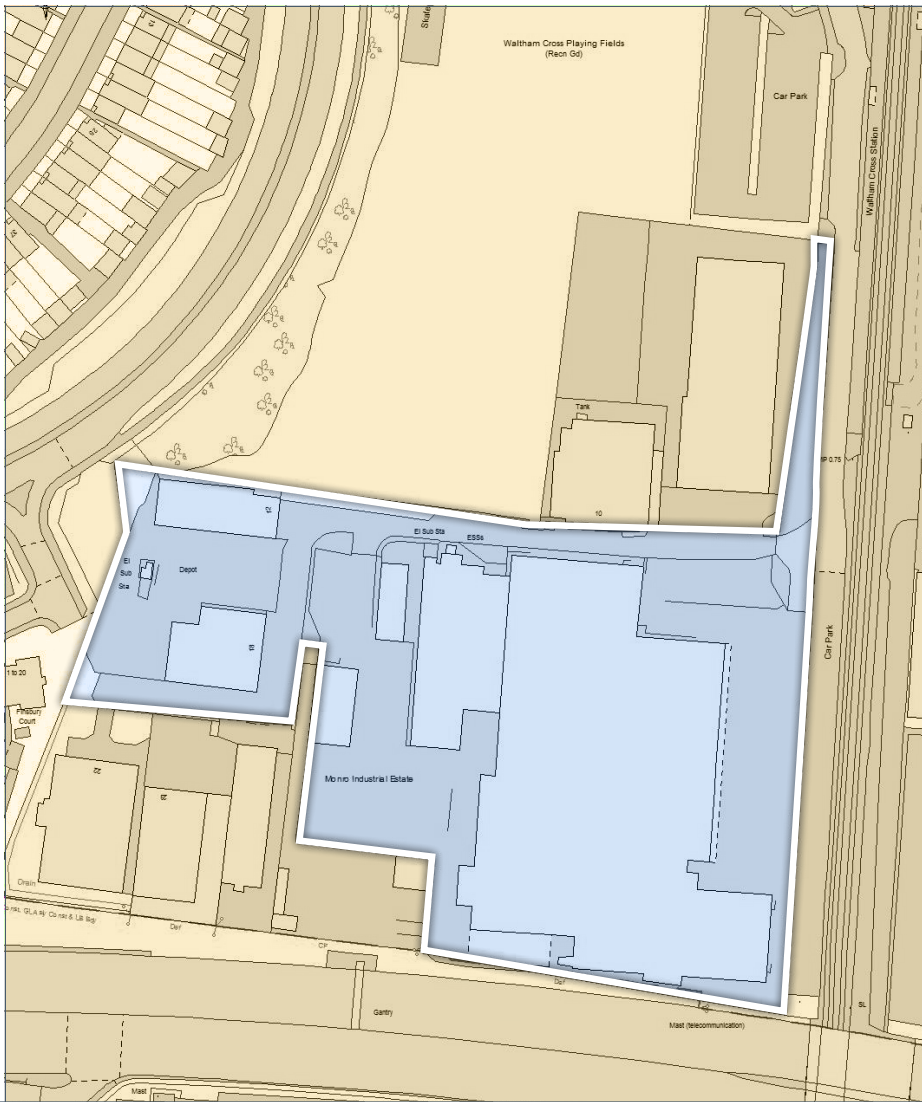
Brick construction with pitched metal deck roof:

- > 2 loading doors measuring 4.35m in width and 4.2m in height.
- > Eaves height of 4.76m
- > Used as freezer storage

Description

INDUSTRIAL/DISTRIBUTION FACILITY

STATION APPROACH | WALTHAM CROSS | HERTFORDSHIRE | EN8 7LY



UNIT	USE	SQ METRES	SQ FEET
Main Warehouse	Warehouse and Ancillary	9,073.28	97,665
Unit 2	Warehouse	974.37	10,488
	Canopy	240.39	2,588
Maintenance Offices	Offices/storage/staff	114.07	1,228
Maintenance Warehouse	Warehouse	960.22	10,335
Unit 12	Warehouse and Ancillary Offices	473.95	5,102
Unit 18	ColdStore and Warehouse	596.18	6,417
Total gross internal area		12,432.46	133,523

All areas to be verified by purchaser.

The site totals approximately 2.366 ha (5.85 acres).

Accommodation

INDUSTRIAL/DISTRIBUTION FACILITY

STATION APPROACH | WALTHAM CROSS | HERTFORDSHIRE | EN8 7LY

Jamie Lamond

T: +44 (0)20 7911 2123
M: +44 (0)7903 056 581
E: jamie.lamond@gva.co.uk

Sam Vyas

T: 020 7911 2267
M: 07962 362 708
E: sam.vyas@gva.co.uk

GVA

65 Gresham Street
London
EC2V 7NQ

Further details

TENURE

Freehold held under title numbers:

- > HD386273
- > HD34920
- > HD387667
- > HD387667

OCCUPATIONAL STATUS

The majority of the building is occupied by the seller.

There are 3 occupational leases to 2020 all with break options upon 6 months notice across the main warehouse, Unit 2 and part of Unit 18. There is also a logistics agreement.

Notice has been served to ensure vacant possession at completion (circa May 2019).

RATEABLE VALUE

RV - £310,250

EPC

TBC

DATAROOM

Further information available at:
www.gva.co.uk/14725

QUOTING PRICE

Unconditional offers for the Freehold interest are invited.

Contact

INDUSTRIAL/DISTRIBUTION FACILITY

STATION APPROACH | WALTHAM CROSS | HERTFORDSHIRE | EN8 7LY

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is) in this brochure is provided on the following conditions:

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy

themselves of their correctness by inspection or otherwise. (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT. (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.