

LOGISTICS CENTRE.

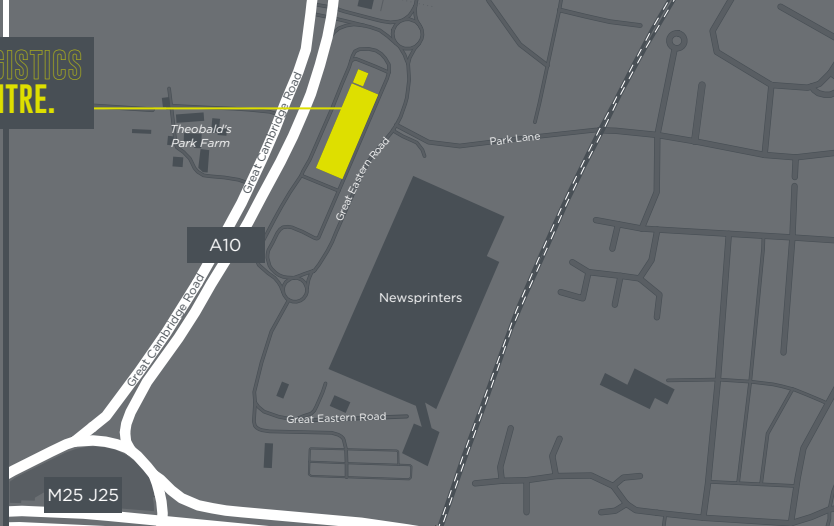
MODERN DETACHED WAREHOUSE/LOGISTICS UNIT
45,956 SQ FT (4,269.37 SQ M) ON SITE OF 4.141 ACRES



A10 GREAT CAMBRIDGE ROAD
AT JUNCTION 25 M25, WALTHAM CROSS EN8 8DY



LOGISTICS CENTRE.



DESCRIPTION

The Logistics Centre comprises a modern specification detached warehouse / logistics unit with good eaves height on a generous site area of circa 4.141 acres and boasting some 10 level access doors, modern open plan and private offices with break out area.

ACCOMMODATION

Warehouse / Logistics	35,556 sq ft	3,313.32 sq m
Covered Loading Bay	3,251 sq ft	302.05 sq m
Covered Forklift Charging Bay	644 sq ft	59.8 sq m
Ground Floor Offices	5,692 sq ft	528.77 sq m
Security Gatehouse	704 sq ft	65.43 sq m

Total Gross Internal Floor Area 45,956 sq ft 4,269.37 sq m

LOCATION

The Logistics Centre is strategically located just to the north of Junction 25 of the M25 adjoining the impressive Newsprinters production/logistics complex and therefore provides a prime location serving Greater London and Home Counties and the National Motorway Network.

A neighbouring site is to be developed for a sales / logistics operation and part of the proposed scheme is to include a new railway station which will be of considerable added benefit to the location. Also adjacent is the relatively new Travelodge Hotel.

COMMUNICATIONS

BY ROAD

Central London	17 miles	Gatwick Airport	63 miles
Luton Airport	30 miles	Folkstone	86 miles
Stansted Airport	27 miles	M1/M25 Junction	17 miles
Heathrow Airport	40 miles	M11	10 miles

BY RAIL

Theobalds Grove	» London Liverpool Street	36 mins
Waltham Cross	» Cambridge	1 hr 15 mins
Waltham Cross	» Stansted (via Tottenham Hale)	1 hr 00 mins

EPC

Rating: B44

RENT

On application

BUSINESS RATES

Rateable Value £TBA.
Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

TERMS

To be let on a new FRI lease for a term to be agreed.



*Additional capacity potential

VIEWING

Strictly by prior appointment through sole agent.

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