

**3 MERIDIAN BUSINESS PARK,
FLEMING ROAD, WALTHAM ABBEY, EN9 3BZ**



**A MODERN NORTH LONDON
INDUSTRIAL WAREHOUSE
BUILDING**

2,393 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

The Meridian Business Park stands at the far west end of Fleming Road adjacent to the Sainsbury RDC. Junction 25 at Waltham Cross and junction 26 at Waltham Abbey are each within 2 miles distance.

The Waltham Abbey Retail Park is within approximately 1 mile to the north at the junction of Meridian Way and the A121 Station Road from where both Waltham Cross and Waltham Abbey town centres are closely accessible providing a full range of retail, banking and restaurant facilities.

National Rail is available from Waltham Cross providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

THE SCHEME:

The Meridian Business Park was developed by the Kier Property Group to a high specification across 11 similar buildings as part of a securely gated development.

DESCRIPTION:

A modern steel framed industrial warehouse building to a high specification. Elevations are of profile sheet metal cladding with the entire being under a pitched insulated roof.

Total - **2,393 sq ft**

All dimensions and floor areas are approximate.

- * All ground floor accommodation
- * 5 allocated car parking spaces
- * 4.5 metre roller shutter
- * Kitchen area
- * Toilets
- * Fire & security alarms (tbc & untested)

TERMS:

To let on a new lease.

RENT:

Upon application.

VAT:

Applicable.

RATEABLE VALUE:

We are informed upon a rateable value of £30,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

EPC:

To follow.

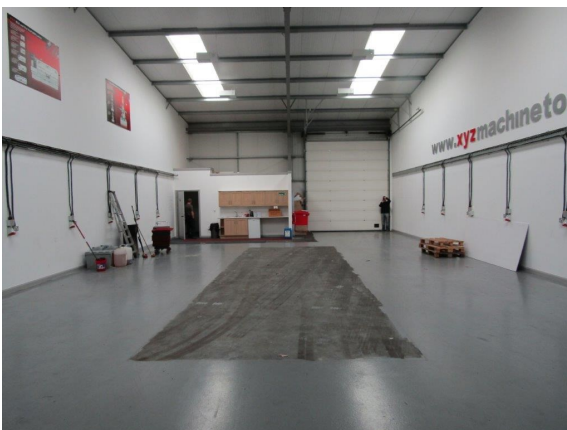
PHOTOGRAPHY:

Please note that internal photos are from archives.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4540.1



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