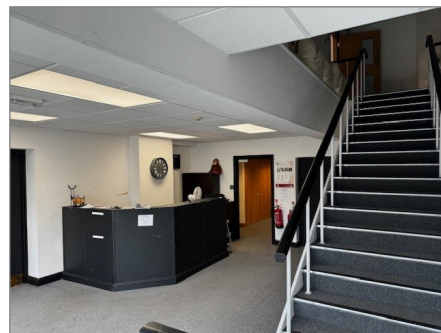
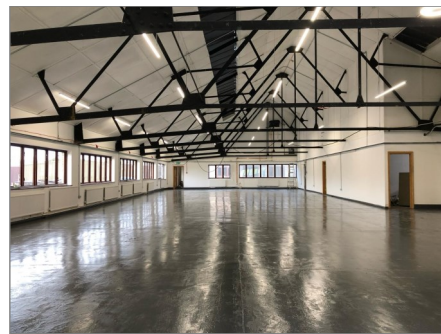
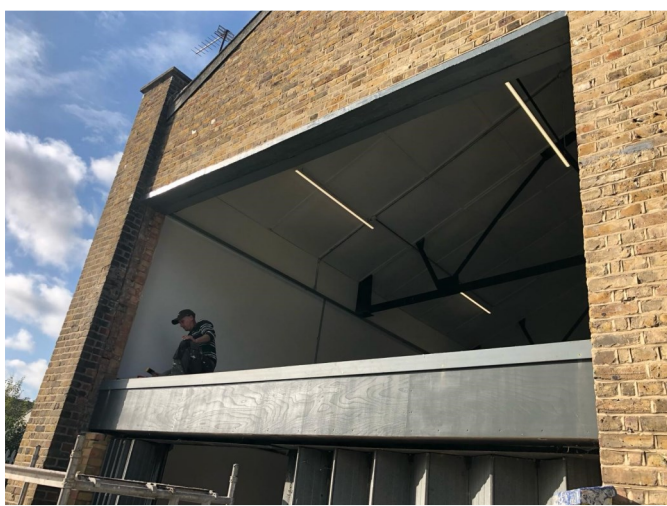
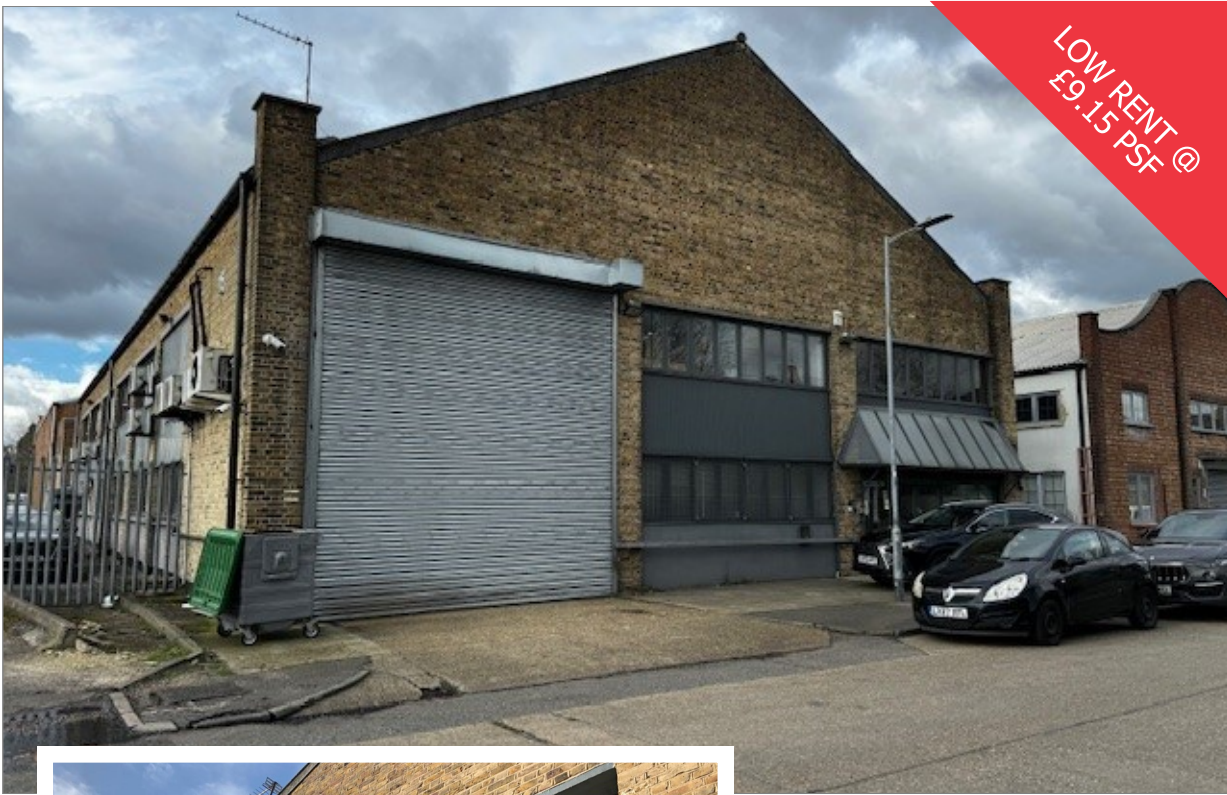


**MERCURY HOUSE, LEA ROAD,
WALTHAM ABBEY, EN9 1AT**



**DETACHED WAREHOUSE,
HQ OFFICE, SHOWROOM/TRADE
COUNTER BUILDING**

13,662 SQ FT

TO LET (MAY SELL)

www.paulwallace.co.uk

LOCATION:

Mercury House fronts the far end of Lea Road on the western side just past the junction with Gordon Road and approximately 200 yards from the entrance into the modern IO scheme. Lea Road junctions with the A121 Station Road a short distance to the north from where there is good access out to junctions 25 and 26 of the M25 via Waltham Cross and Waltham Abbey. There are excellent central London connections along the A10, A1010 Hertford Road, A1055 Mollison Avenue/Meridian Way and the A112 Sewardstone Road.

Main line rail into London Liverpool Street is within less than 1 miles distance.

The retail centres of Waltham Abbey and Waltham Cross are all close to hand and offer a full range of retail, recreational and restaurant facilities.

DESCRIPTION:

A detached two storey commercial building of single portal frame construction with majority brick work to the elevations being under a pitched insulated roof.

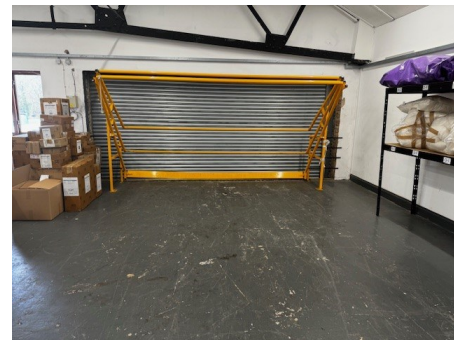
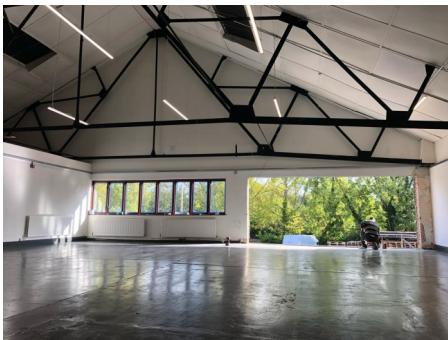
There is a small securable yard area to the right flank and rear of the building.

At ground floor level the building provides a split between open workspace, dispatch rooms, office and reception areas.

The first floor is in substantially open plan work/storage space format. The roller shutter loading door opens up to the first floor level enabling fork lift loading.

Main front building	-	12,088 sq ft
Rear building	-	1,574 sq ft
Total	-	13,662 sq ft

All dimensions and floor areas are approximate.



- * Substantially refurbished building (approximately 4 years ago)
- * A clean bright and tidy working environment
- * Private car park
- * An additional two storey building to the rear
- * Windows to flank elevations provide lots of natural daylight
- * 9' to underside of first floor slab
- * 25' to apex at first floor
- * Separate male and female toilet facilities
- * Kitchen
- * Security & fire alarms (untested)
- * Three phase power and gas



www.paulwallace.co.uk

TERMS: The whole to let on a new lease.

RENT: £9.15 per sq ft equivalent.

VAT: Not applicable.

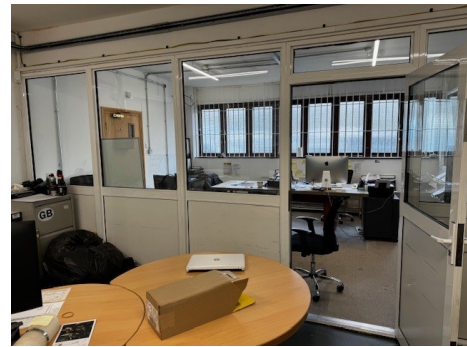
RATEABLE VALUE: We are advised upon a rateable value of £81,000 with effect 1 April 2023 payable at the standard multiplier of 51.2p in the £. Interested parties are advised to verify this information at www.voa.gov.uk.

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

EPC: TBA.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4598-1



MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser 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
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition